



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

# Agenda

## City Council Regular Meeting

City Council Chambers | 50 Natoma Street, Folsom CA 95630

August 22, 2023  
6:30 PM

## Welcome to Your City Council Meeting

We welcome your interest and involvement in the city’s legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

### Participation

If you would like to provide comments to the City Council, please:




- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it’s your turn, the City Clerk will call your name and invite you to the podium.
- Speakers have three minutes, unless the presiding officer (usually the mayor) changes that time.

### Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk’s Office at (916) 461-6035, (916) 355-7328 (fax) or [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.

### How to Watch

The City of Folsom provides three ways to watch a City Council meeting:

In Person	Online	On TV
		
City Council meetings take place at City Hall, 50 Natoma Street	Watch the livestream and replay past meetings on the city website, <a href="http://www.folsom.ca.us">www.folsom.ca.us</a>	Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

**More information about City Council meetings is available at the end of this agenda**



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**City Council Regular Meeting**  
**City Council Chambers | 50 Natoma Street, Folsom CA 95630**  
[www.folsom.ca.us](http://www.folsom.ca.us)

**Tuesday, August 22, 2023 6:30 PM**

*Rosario Rodriguez, Mayor*

*YK Chalamcherla, Vice Mayor*  
*Mike Kozlowski, Councilmember*

*Sarah Aquino, Councilmember*  
*Anna Rohrbough, Councilmember*

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**AGENDA**

**CALL TO ORDER**

**ROLL CALL:**

**Councilmembers: Rohrbough, Aquino, Chalamcherla, Kozlowski, Rodriguez**

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council Meeting.

**PLEDGE OF ALLEGIANCE**

**AGENDA UPDATE**

**BUSINESS FROM THE FLOOR:**

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

**SCHEDULED PRESENTATIONS:**

- 1.** Presentation from Assemblyman Josh Hoover of Grant Funds for the Johnny Cash Trail Art Project
- 2.** Receive information from the Parks and Recreation Department regarding the Adopt a Trail Program
- 3.** Presentation from Sacramento Ronald McDonald House Charities regarding their September 9, 2023 "Red Shoe Crawl" Fundraising Event in Historic Folsom

**CONSENT CALENDAR:**

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Councilmembers may pull an item for discussion.

- [4.](#) Approval of July 25, 2023 Regular Meeting Minutes
- [5.](#) Resolution No. 11084 - A Resolution Authorizing the City Manager to Execute an Agreement with Tesla for the Purchase of Two Police Vehicles
- [6.](#) Resolution No. 11085 - A Resolution Authorizing the City Manager to Execute an Agreement with Folsom Lake Ford for the Purchase of Three Police Vehicles
- [7.](#) Resolution No. 11086 – A Resolution Authorizing the City Manager to Execute a Construction Change Order with McGuire and Hester, Inc. for the Folsom Lake Crossing and East Natoma Street Friction Enhancement Project (Contract 174-21 23-015) and Appropriation of Funds
- [8.](#) Resolution No. 11087 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC. to Purchase Six Solid Waste Collection Vehicles
- [9.](#) Resolution No. 11088 - A Resolution Authorizing the City Manager to Execute Contract Change Order No. 1 with Mozingo Construction, Inc. (Contract No. 174-21 23-020) for the Construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP)
- [10.](#) Resolution No. 11091 – A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Jacobs Engineering Group for Preparation of the Central Business District Master Plan
- [11.](#) Resolution No. 11092 – A Resolution Authorizing the City Manager to Execute the First Amendment to the Acquisition & Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch)
- [12.](#) Resolution No. 11095 – A Resolution Authorizing the City Manager to Execute a Construction Agreement with Central Valley Engineering and Asphalt, Inc. for the Trader’s Lane Parking Lot Improvement Project and Appropriation of Funds
- [13.](#) Resolution No. 11097 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Management Association (FPMA)

**PUBLIC HEARING:**

- [14.](#) Resolution No. 11094 – A Resolution Amending Resolution No. 10418 and Adopting an Updated Fee Schedule for the Ambulance Cost Recovery Program Provided by the Fire Department
- [15.](#) Resolution No. 11096 – A Resolution Adopting the August 2023 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and Setting the Updated Amount of the SPIF Fees

**OLD BUSINESS:**

- [16.](#) Resolution No. 11090 - A Resolution Authorizing the Formation of the Central Business District Master Plan Citizens Advisory Committee
- [17.](#) Resolution No. 11089 – A Resolution Authorizing the City Manager to Execute an Agreement with Water Systems Consulting, Inc. for the City of Folsom Water Vision and Appropriation of Funds

**NEW BUSINESS:**

- [18.](#) Resolution No. 11093 – A Resolution of the City Council Authorizing the Mayor to Execute an Amendment to the Employment Agreement for the City Manager

**COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS:**

**CITY MANAGER REPORTS:**

**COUNCIL COMMENTS:**

**ADJOURNMENT**

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*NOTICE: Members of the public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.*

*NOTICE REGARDING CHALLENGES TO DECISIONS: Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.*

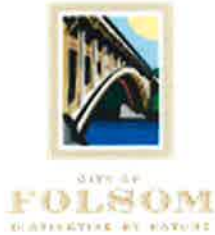
*As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.*

*PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.*

*The meeting of the Folsom City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website [www.folsom.ca.us](http://www.folsom.ca.us).*

*In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.*

*Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.*



# Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Scheduled Presentations
<b>SUBJECT:</b>	Presentation from Assemblyman Josh Hoover of Grant Funds for the Johnny Cash Trail Art Project
<b>FROM:</b>	City Clerk's Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends that the City Council receive and accept grant funds from Assemblyman Josh Hoover in the amount of \$425,000 to support the Johnny Cash Trail Art Experience – Cash’s Pick No. 2.

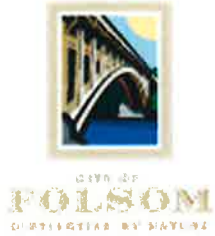
Respectfully submitted,

Christa Freemantle, CMC  
City Clerk

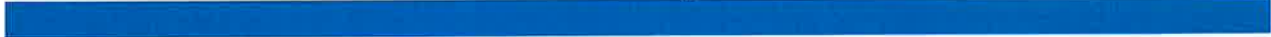
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# Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Scheduled Presentations
<b>SUBJECT:</b>	Receive information from the Parks and Recreation Department regarding the Adopt a Trail Program
<b>FROM:</b>	Parks and Recreation Department

Parks & Facilities Manager Chris O’Keefe will present the City Council with a presentation regarding the history and future of the Adopt-A-Trail Program.

Submitted,

Kelly Gonzalez, Parks & Recreation Director

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# Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Scheduled Presentations
<b>SUBJECT:</b>	Presentation from Sacramento Ronald McDonald House Charities regarding their September 9, 2023 “Red Shoe Crawl” Fundraising Event in Historic Folsom
<b>FROM:</b>	City Clerk's Department

Senior Director of Community Relations Stacey Hodge, Ronald McDonald House Charities, will make a presentation regarding their upcoming fundraising event in the Historic District.

Respectfully submitted,

Christa Freemantle, CMC  
City Clerk

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to facilitate double-sided printing.*



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# City Council Regular Meeting

## MINUTES

Tuesday, July 25, 2023 6:30 PM

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### CALL TO ORDER

The regular City Council meeting was called to order at 6:30 pm with Mayor Rosario Rodriguez presiding.

### ROLL CALL:

Councilmembers Present: Anna Rohrbough, Councilmember  
Sarah Aquino, Councilmember  
YK Chalamcherla, Vice Mayor  
Rosario Rodriguez, Mayor

Councilmembers Absent: Mike Kozlowski, Councilmember

Participating Staff: City Manager Elaine Andersen  
City Attorney Steven Wang  
CFO/Finance Director Stacey Tamagni  
City Clerk Christa Freemantle  
Environmental and Water Resources Director Marcus Yasutake  
Parks and Recreation Manager Brad Nelson  
Revenue Services Supervisor Elizabeth Hanna  
Landscaping and Lighting Manager Zach Perras  
Community Development Director Pam Johns

### PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

### AGENDA UPDATE

City Attorney Steven Wang announced that there was an amended staff report for item 10 and additional information for item 12.

**BUSINESS FROM THE FLOOR:**

The following speaker addressed the City Council:

Robert Dresser regarding lawsuits

**SCHEDULED PRESENTATIONS:**

1. Folsom Water – A Presentation Detailing the City’s Water Rights, Contracts, Supplies, and Demands for Current and Future Water Customers

Environmental and Water Resources Director Marcus Yasutake made a presentation and responded to questions from the City Council.

**CONSENT CALENDAR:**

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Councilmembers may pull an item for discussion.

2. Approval of June 27, 2023 Special and Regular Meeting Minutes
3. Approval of July 11, 2023 Special and Regular Meeting Minutes
4. Resolution No. 11071 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Pacific Excavation, Inc for the Highway Safety Improvements Projects, Project PW2202, at Various Locations Throughout the City as Identified in the Local Road Safety Plan
5. Resolution No. 11077 - A Resolution Authorizing the City Manager to Execute Amendment No. 6 to the Memorandum of Agreement (Contract No. 174-21 18-087) Regarding Sharing of Costs for Legislative Advocacy Services Between San Juan Water District and the City of Folsom
6. **pulled for comment**
7. Resolution No. 11080 – A Resolution Authorizing Submission of Folsom Transportation Development Act Claim for Pedestrian and Bicycle Facilities Fiscal Year 2023-24 to the Sacramento Area Council of Governments
8. **pulled for comment**
9. **pulled for comment**

**Motion by Councilmember Sarah Aquino, second by Vice Mayor YK Chalamcherla, to approve items 2-5 and 7 of the Consent Calendar.**

**Motion carried with the following roll call vote:**

**AYES: Councilmember(s): Rohrbough, Aquino, Chalamcherla, Rodriguez**  
**NOES: Councilmember(s): None**  
**ABSENT: Councilmember(s): Kozlowski**  
**ABSTAIN: Councilmember(s): None**

**CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION:**

6. Resolution No. 11079 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Golden Bay Fence Plus Iron Works, Inc. for the Folsom Zoo Perimeter Fence Project and Appropriation of Funds

Councilmember Sarah Aquino pulled the item to clarify details of the project. Parks and Recreation Planning Manager Brad Nelson provided clarification.

**Motion by Councilmember Sarah Aquino, second by Vice Mayor YK Chalamcherla, to approve Resolution No. 11079.**

**Motion carried with the following roll call vote:**

**AYES:** Councilmember(s): Rohrbaugh, Aquino, Chalamcherla, Rodriguez  
**NOES:** Councilmember(s): None  
**ABSENT:** Councilmember(s): Kozlowski  
**ABSTAIN:** Councilmember(s): None

8. Resolution No. 11081 – A Resolution Accepting the Grant Award from the Regional Active Transportation Program for the Folsom-Placerville Rail Trail Gap Closure Project and Appropriation of Funds

This item was pulled for comment by Max Hoffstadt. Councilmember Sarah Aquino asked for clarification. Parks and Recreation Planning Manager Brad Nelson provided clarification.

The following speaker addressed the City Council:

Max Hoffstadt

**Motion by Councilmember Sarah Aquino, second by Vice Mayor YK Chalamcherla, to approve Resolution No. 11081.**

**Motion carried with the following roll call vote:**

**AYES:** Councilmember(s): Rohrbaugh, Aquino, Chalamcherla, Rodriguez  
**NOES:** Councilmember(s): None  
**ABSENT:** Councilmember(s): Kozlowski  
**ABSTAIN:** Councilmember(s): None

9. Resolution No. 11083 - A Resolution Authorizing the City Manager to Execute an Agreement for Design Consulting Services with M. Neils Engineering, Inc. for an Electric Vehicle Charging System at the Corporation Yard

Vice Mayor YK Chalamcherla asked that more details be provided in future staff reports.

**Motion by Vice Mayor YK Chalamcherla, second by Councilmember Sarah Aquino, to approve Resolution No. 11083.**

**Motion carried with the following roll call vote:**

**AYES:** Councilmember(s): Rohrbough, Aquino, Chalamcherla, Rodriguez  
**NOES:** Councilmember(s): None  
**ABSENT:** Councilmember(s): Kozlowski  
**ABSTAIN:** Councilmember(s): None

**PUBLIC HEARING:**

- 10. Resolution No. 11078 - A Resolution of the City Council of the City of Folsom Approving and Confirming the Report of Delinquent Utilities Charges and Requesting Sacramento County to Collect Such Charges on the Tax Roll

Revenue Supervisor Elizabeth Hanna made a presentation and responded to questions from the City Council.

Mayor Rosario Rodriguez opened the public hearing. Hearing no speakers, the public hearing was closed.

**Motion by Councilmember Sarah Aquino, second by Vice Mayor YK Chalamcherla, to approve Resolution No. 11078.**

**Motion carried with the following roll call vote:**

**AYES:** Councilmember(s): Rohrbough, Aquino, Chalamcherla, Rodriguez  
**NOES:** Councilmember(s): None  
**ABSENT:** Councilmember(s): Kozlowski  
**ABSTAIN:** Councilmember(s): None

- 11. Resolution No. 11082 - A Resolution Approving the Final Engineer's Report for the Following Landscaping and Lighting Districts for Fiscal Year 2023-2024 American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prairie Oaks Ranch No. 2, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs

Landscaping and Lighting Manager Zach Perras made a presentation and responded to questions from the City Council.

Mayor Rosario Rodriguez opened the public hearing. Hearing no speakers, the public hearing was closed.

**Motion by Councilmember Sarah Aquino, second by Vice Mayor YK Chalamcherla, to approve Resolution No. 11082.**

**Motion carried with the following roll call vote:**

**AYES:** Councilmember(s): Rohrbaugh, Aquino, Chalamcherla, Rodriguez  
**NOES:** Councilmember(s): None  
**ABSENT:** Councilmember(s): Kozlowski  
**ABSTAIN:** Councilmember(s): None

**NEW BUSINESS:**

12. Consideration of Establishment of Community Priorities Advisory Committee and Direction to Staff

City Manager Elaine Andersen made a presentation and responded to questions from the City Council.

The City Council discussed the possibility of forming a committee. Clarification was provided by City Manager Elaine Andersen and Community Development Director Pam Johns.

The following speakers addressed the City Council:

1. Hitha Varganti
2. Bruce Cline
3. Robert Goss

The City Council continued discussing the feasibility of a committee.

**Motion by Mayor Rosario Rodriguez to bring the item back for City Council approval to formalize the parameters of a Community Priorities Advisory Committee.**

**Motion failed for lack of a second.**

**COUNCIL REQUEST FOR FUTURE AGENDA ITEMS**

Councilmember Sarah Aquino requested future items for a status of ARPA funds and an update of the SeeClickFix program.

Vice Mayor YK Chalamcherla requested an item from the Community Development Department regarding their workload and processing time. Councilmember Anna Rohrbaugh added she would like a presentation regarding what is being done in the department behind the scenes including business development.

Mayor Rosario Rodriguez asked for a presentation from Choose Folsom regarding their recent Economic Development Study Mission.

**CITY MANAGER REPORTS**

City Manager Elaine Andersen announced the following: a four-month pipeline construction project on Folsom Boulevard, the Library eliminating late fees, National Night Out, 10<sup>th</sup> Annual Community Service Day and she gave a reminder of the August City Council Recess.

**COUNCIL COMMENTS:**

Councilmember Anna Rohrbough commented regarding the Neighbors Helping Seniors program. She thanked everyone who reached out to her regarding the loss in her family.

Councilmember Sarah Aquino commented regarding Parks Makes Life Better and her visit to Econome Park. She suggested that the library loan out bocce ball equipment. She discussed attending an open house at the Toll Brothers clubhouse.

Vice Mayor YK Chalamcherla commented regarding Police Captain Eric Adams' retirement. He thanked staff regarding water rebates and utility delinquencies.

Mayor Rosario Rodriguez commented regarding an economic development study mission trip to Austin Texas, National Night Out and thanked speakers Hitha Varganti and Max Hoffstadt who spoke at the meeting.

**ADJOURNMENT**

There being no further business to come before the Folsom City Council, Mayor Rosario Rodriguez adjourned the meeting at 9:09 pm.

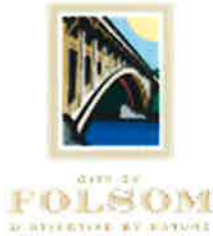
SUBMITTED BY:

\_\_\_\_\_  
Christa Freemantle, City Clerk

ATTEST:

\_\_\_\_\_  
Rosario Rodriguez, Mayor





# Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No.11084 - A Resolution Authorizing the City Manager to Execute an Agreement with Tesla for the Purchase of Two Police Vehicles
<b>FROM:</b>	Police Department

### RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council pass and adopt Resolution No. 11084 - A Resolution Authorizing the City Manager to Execute an Agreement with Tesla for the Purchase of Two Police Vehicles for department use.

### BACKGROUND / ISSUE

The City of Folsom strives to provide staff with mechanically sound, efficient, and safe vehicles. The City of Folsom and the Police Department are also committed to finding opportunities to effect positive impacts on public health and air quality. Our vision is to be a premier law enforcement agency, including through technological advances. The all-electric zero-emission Tesla has proven to be a leader in technological advancements with their vehicles and the technology they possess, which aligns with the vision of the Police Department.

California has a mandate that all new cars and light trucks sold in the state by 2035 be zero-emission vehicles. This includes vehicles powered by batteries. The state also has a goal of 5 million zero-emission vehicles on the roads by 2030 and 250,000 electric vehicle charging stations by 2025.

### POLICY / RULE

Section 2.36.080 of the Folsom Municipal Code requires that contracts in excess of \$70,952 be awarded by the City Council.

Section 2.36.140 of the Folsom Municipal Code requires a survey of available sources to determine whether there is only one source.

### **ANALYSIS**

The Police Department does not currently own any zero-emission electric vehicles. The reduced initial cost, efficiency, zero emissions, reliability, and reduced maintenance costs compared to other vehicles makes them a viable fleet option. In addition, the Tesla is designed to be one of the safest vehicles on the road earning a five-star rating in every category and sub-category from the National Highway Transportation Safety Administration (NHTSA).

Tesla is becoming an industry standard for many law enforcement agencies in California, including several in the region.

The Police Department intends to assess the suitability of Tesla for future department use for as many fleet vehicles as possible. The Police Department currently has several hybrid patrol vehicles. However, this will be the first all-electric vehicle the Police Department will own.

### **SOLE SOURCE**

Tesla has been widely recognized as the leader in electric vehicles and technology; therefore, the Police Department is seeking Tesla vehicles. Tesla is the sole source of manufacture and is sold exclusively through Tesla.

### **FINANCIAL IMPACT**

The Fiscal Year 2023-24 Budget was adopted and includes \$500,000 for Police Department vehicles. The two Tesla vehicles we are seeking to purchase will total \$108,838.28. It should be noted there are federal and state rebates that maybe applicable. There are adequate budgeted funds to cover the cost of the vehicles. Tesla periodically adjusts pricing and available options. Tesla has updated pricing across all models over the past 3 quarters. As for forecasted delivery time, the estimate has the potential to adjust.

### **ATTACHMENT**

Resolution No. 11084 - A Resolution Authorizing the City Manager to Execute an Agreement with Tesla for the Purchase of Two Police Vehicles

Submitted,

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Richard Hillman, Chief of Police

**RESOLUTION NO. 11084**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH TESLA FOR THE PURCHASE OF TWO POLICE VEHICLES**

**WHEREAS**, the City has elected to purchase two Tesla vehicles for the Folsom Police Department; and

**WHEREAS**, the City is committed to finding opportunities to effect positive impacts on public health and air quality; and

**WHEREAS**, sufficient funds are budgeted and available in the Fiscal Year 2023-24 General Fund (Fund 010) Budget for the purchase of these vehicles; and

**WHEREAS**, this purchase is through Tesla with standardized pricing and the vehicles are only sold directly through Tesla.

**WHEREAS**, the agreement will be in a format acceptable to the City Attorney.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby authorizes the City Manager to execute a purchase agreement with Tesla for the purchase of two vehicles in the amount of \$108,838.28.

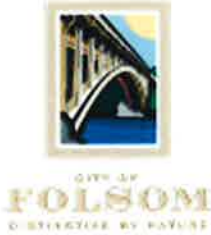
**APPROVED AND ADOPTED** this 22nd day of August 2023, by the following roll call vote:

- AYES:** Councilmembers(s)
- NOES:** Councilmembers(s)
- ABSENT:** Councilmembers(s)
- ABSTAIN:** Councilmembers (s)

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

**ATTEST:**

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11085 - A Resolution Authorizing the City Manager to Execute an Agreement with Folsom Lake Ford for the Purchase of Three Police Vehicles
<b>FROM:</b>	Police Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends that the City Council pass and adopt Resolution No. 11085 - A Resolution Authorizing the City Manager to Execute an Agreement with Folsom Lake Ford for the Purchase of Three Police Vehicles.

### **BACKGROUND / ISSUE**

The City of Folsom strives to provide police officers with mechanically sound, safe, and marked patrol vehicles capable of emergency responses. The Service Delivery Plan adopted by the City Council calls for the replacement of marked police cars at 75,000 miles. The Police Department is currently utilizing 15 vehicles with mileage exceeding 75,000 miles, 11 of which are marked patrol vehicles. Five Ford police vehicles were ordered from the Ford Motor Corporation in September 2022; however, the production of these vehicles remains unscheduled at this time.

Nationwide, the supply of vehicles is limited. This is disproportionately affecting SUVs, including vehicles for police service. The Police Department is fortunate to find three 2023 Ford Explorer Police package vehicles locally, ready for immediate delivery and upfitting.

### **POLICY / RULE**

Section 2.36.080 of the Folsom Municipal Code requires that the City Council award contracts above \$70,952.00.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for procuring supplies, equipment, service, or construction with one or more public procurement units following an agreement between the participants. Such cooperative purchasing may include but is not limited to, joint or multiparty contracts between public procurement units and open-ended state public procurement unit contracts, which are made available to the City.

### **ANALYSIS**

Sport Utility Vehicles (SUVs) have become an industry standard for law enforcement since their introduction in 2013. Ford Explorers are proven to be incredibly durable and reliable for the heavy use demands typical of a police patrol vehicle.

This purchase of three Ford Explorer police vehicles will reduce the number of marked patrol vehicles exceeding 75,000 miles to eight, with five Ford Explorer police vehicles remaining on order from prior authorized purchases.

### **SOLE SOURCE**

The last vendor used to purchase Ford Explorers was Downtown Ford of Sacramento. We have tried to find vehicles from prior vendors to no avail and explored the possibility of adding different manufacturers' police package vehicles to our fleet (ex. Dodge Durango). We also utilized City Fleet Manager Scotty Borrer, who contacted manufacturing representatives and could not locate any 2023 Ford Explorers available for purchase. These three vehicles are currently on the lot at Folsom Lake Ford.

The cost of these vehicles is \$54,295.36 each. A staff report prepared in 2021 for purchasing six Ford Explorer police vehicles (Resolution No. 10676) quoted a per-vehicle price of \$54,102.33. This quote from Folsom Lake Ford shows a nominal increase in cost.

### **FINANCIAL IMPACT**

The Fiscal Year 2023-24 Budget includes \$500,000 to purchase police vehicles. These funds are currently available in the General Fund (Fund 010) in the police department's budget. The cost to purchase these three Ford police vehicles is \$162,886.08. Once these new vehicles go into service, three high-mileage police vehicles will be disposed of following City Policy.

### **ATTACHMENT**

Resolution No. 11085 - A Resolution Authorizing the City Manager to Execute an Agreement with Folsom Lake Ford for the Purchase of Three Police Vehicles

Submitted,

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Richard Hillman, Chief of Police

**RESOLUTION NO. 11085**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH FOLSOM LAKE FORD FOR THE PURCHASE OF THREE POLICE VEHICLES**

**WHEREAS**, the City has elected to purchase three Ford police vehicles for the Folsom Police Department; and

**WHEREAS**, funding for the purchase of these police vehicles is budgeted and available in the Police Department’s FY 23/24 General Fund (Fund 010) budget; and

**WHEREAS**, this purchase is through Folsom Lake Ford, the only vendor able to currently supply these vehicles.

**WHEREAS**, the agreement will be in a format acceptable to the City Attorney.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby authorizes the City Manager to execute a purchase agreement with Folsom Lake Ford for the purchase of three Ford police vehicles in the amount of \$162,886.08.

**APPROVED AND ADOPTED** this 22nd day of August 2023, by the following roll call vote:

**AYES:** Councilmembers(s)

**NOES:** Councilmembers(s)

**ABSENT:** Councilmembers(s)

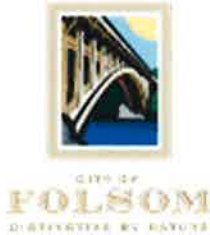
**ABSTAIN:** Councilmembers (s)

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

**ATTEST:**

\_\_\_\_\_  
Christa Freemantle, CITY CLERK





# Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11086 - A Resolution Authorizing the City Manager to Execute a Construction Change Order with McGuire and Hester, Inc. for the Folsom Lake Crossing and East Natoma Street Friction Enhancement Project (Contract 174-21 23-051) and Appropriation of Funds
<b>FROM:</b>	Public Works Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11086 – A Resolution Authorizing the City Manager to Execute a Construction Change Order with McGuire and Hester, Inc. for the Folsom Lake Crossing and East Natoma Street Friction Enhancement Project (Contract 174-21 23-015) and Appropriation of Funds.

### BACKGROUND / ISSUE

In March 2023, the City Council approved Resolution No. 11004, authorizing a contract with McGuire and Hester, Inc. (M&H) for the Folsom Lake Crossing and East Natoma Street Friction Enhancement Project. The project was completed on June 30, 2023, within budget and on schedule. This change order request consists of three emergency items of work described below that the City requested McGuire and Hester to perform in the interest of public safety.

- **Oak Avenue Parkway Drain Line Repair (\$23,498.63)** – On Oak Avenue Parkway, just north of East Bidwell Street, there is an existing corrugated slotted drainpipe that drains the roadway near the railroad tracks. On June 19, 2023, City staff observed that the pipe had failed, leading to multiple voids in the roadway and metal from the slotted drain sitting above the roadway grade. The two southbound outside through lanes were immediately closed off for safety reasons. M&H was called in to perform an emergency repair of this drainpipe so that the roadway could be opened back up in a timely manner. M&H

responded immediately to inspect the work required, and the repairs were made on June 21 and 22.

- **Greenback Lane Sinkhole (\$54,804.76)** – Over the weekend of June 24, 2023, the City was notified of a pothole on Greenback Lane between American River Canyon Drive and the entrance to Black Miners Bay State Park. The Streets Division On-Call staff member was dispatched to the site and found a large hole in the asphalt, leading to a void under the asphalt estimated to be approximately eight feet wide, eight feet long and six feet deep. Due to the concern of the asphalt giving way and creating a large opening in the travel lane, the westbound outside lane was immediately closed off to traffic, and a trench plate was placed over the hole in the asphalt. M&H was called in to perform an emergency investigation of the condition. Their investigation revealed that the void under the asphalt was approximately twice as big as originally estimated and was located beneath not only the outside lane but the inside lane as well. The westbound lanes of traffic were closed immediately to ensure public safety, and within two hours, extensive traffic control was set up to divert both directions of travel into the eastbound lanes to avoid major traffic congestion.

M&H worked diligently June 27 and 28 to excavate the area to determine the cause of the sinkhole. After excavating to a depth of approximately 25 feet, no utilities were encountered and the cause could not be determined. M&H was instructed to fill the void with a controlled low-strength slurry mix that would stabilize the ground in the area and reduce the concern of the sinkhole reappearing. Additional investigative work will be scheduled under non-emergency conditions to determine if a storm drain caused the sinkhole.

- **Natoma Alley Storm Drain Repair (\$15,173.78)** – This item is related to the Environmental and Water Resource Department’s contract with M&H for the Natoma Alley Sewer Rehabilitation project. In the alley behind 309 Natoma Street, an existing storm drain manhole collapsed under the load of one of M&H’s construction vehicles. Public Works engineers assessed the damaged and determined that the existing manhole was not structurally sufficient for normal traffic loading and therefore would not be the responsibility of M&H to repair. It was agreed that M&H would perform the repairs as directed and the City would cover the cost.

The above items of work were performed on a time and materials basis, with City staff directing the repairs, inspecting the work, and documenting the labor, equipment and materials used for the repairs.

**POLICY / RULE**

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services and construction with an estimated value of \$70,952 or greater shall be awarded by City Council.

**ANALYSIS**

Staff has reviewed the Daily Extra Work Reports submitted by M&H and has found them to be consistent with the inspection records for each repair.

M&H was chosen to perform these emergency repairs since their crews were already in town performing work on various other City projects and they were able to mobilize immediately to shorten the impact that these conditions created.

**FINANCIAL IMPACT**

The City Council's approval of Resolution No. 11004 authorized the contract with M&H for the Folsom Lake Crossing and East Natoma Friction Enhancement Project for \$456,500, with a total not-to-exceed amount of \$502,150, which included a 10% contingency in the amount of \$45,650 for potential change orders.

Of the \$45,650 contingency, \$3,577.05 was utilized on minor quantity overages for the Folsom Lake Crossing and East Natoma Friction Enhancement Project, leaving \$42,072.95 available to fund these emergency repairs.

The total change order amount, including the minor quantity overages and the three emergency repairs, is \$97,054.22.

If approved, this construction change order would increase the authorized amount by \$51,404.22 to \$507,904.22, with a total not-to-exceed contract amount of \$553,554.22.

Funds in the amount of \$51,404.22 are available in the Measure A Fund (Fund 276) to be appropriated to this project.

**ENVIRONMENTAL REVIEW**

This project has been deemed categorically exempt from environmental review.

**ATTACHMENT**

Resolution No. 11086 – A Resolution Authorizing the City Manager to Execute a Construction Change Order with McGuire and Hester, Inc. for the Folsom Lake Crossing and East Natoma Street Friction Enhancement Project (Contract 174-21 23-015) and Appropriation of Funds

Submitted,

\_\_\_\_\_  
Mark Rackovan, PUBLIC WORKS DIRECTOR

**RESOLUTION NO. 11086**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CHANGE ORDER WITH MCGUIRE AND HESTER, INC. FOR THE FOLSOM LAKE CROSSING AND EAST NATOMA STREET FRICTION ENHANCEMENT PROJECT (174-21 23-105) AND APPROPRIATION OF FUNDS**

**WHEREAS**, the City Council approved contract 174-21 23-105 with McGuire and Hester, Inc. for the Folsom Lake Crossing and East Natoma Street Friction Enhancement Project; and

**WHEREAS**, McGuire and Hester, Inc. was directed to make emergency repairs to the corrugated slotted drainpipe on Oak Avenue Parkway north of East Bidwell Street; and

**WHEREAS**, McGuire and Hester, Inc. was directed to make emergency repairs to a sinkhole that occurred on Greenback Lane, just east of American River Canyon Drive; and

**WHEREAS**, McGuire and Hester, Inc. was directed to make emergency repairs to a storm drain manhole in the alley behind 309 Natoma Street that was not structurally sufficient for normal traffic loading; and

**WHEREAS**, the total amount of the construction change order is \$97,054.22; and

**WHEREAS**, an additional appropriation will be required in the amount of \$51,404.22 from the Measure A Fund (Fund 276), increasing the project budget to \$553,554.22; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute a construction change order with McGuire and Hester, Inc. for the Folsom Lake Crossing and East Natoma Street Friction Enhancement Project in the amount of \$97,054.22.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Finance Director is authorized to appropriate \$51,404.22 from the Measure A Fund (Fund 276) for the Folsom Lake Crossing and East Natoma Street Friction Enhancement Project, for a total not-to-exceed contract amount of \$553,544.22.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

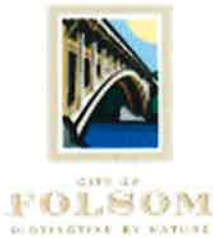
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Christa Freemantle, CITY CLERK

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CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



# Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11087 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC to Purchase Six Solid Waste Collection Vehicles
<b>FROM:</b>	Public Works Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11087 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC to Purchase Six Solid Waste Collection Vehicles.

### BACKGROUND / ISSUE

The Public Works Department must maintain a fleet of collection vehicles that is able to provide efficient and reliable solid waste collection service. The City’s requirement for these collection vehicles is based on the need to replace its aging fleet (pursuant to the Solid Waste Division’s replacement schedule) and to provide the current level of services. The collection vehicles in this purchase are all budgeted to replace existing vehicles.

This resolution will authorize the City Manager to execute an agreement with Western Truck Parts and Equipment Company, LLC (Western Truck) for the purchase of four automated side loader collection vehicles, one front loader collection vehicle, and one roll off collection vehicle. The total cost for the purchase of these vehicles will not exceed \$2,738,479.23. Sufficient funds to purchase the replacement vehicles are budgeted and available in the Fiscal Year 2023-24 Solid Waste Operating Fund (Fund 540).

## **POLICY / RULE**

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service, or construction with one or more public procurement units in accordance with an agreement entered into or between the participants.

## **ANALYSIS**

Sourcewell is a national cooperative purchasing entity of which the City of Folsom is a member. The City has purchased numerous items through Sourcewell. Western Truck has a current contract with Sourcewell for solid waste collection vehicles at a price that has been assessed to be fair, reasonable, and competitive.

Sourcewell contract number #060920-PMC will be utilized for the purchase of solid waste collection vehicles.

- New Way Automated Side Loader with Battle Motors chassis - \$480,805.66 per vehicle
- New Way Front Loader with Battle Motors chassis - \$462,214.59 per vehicle
- Amrep Roll Off with Battle Motors chassis - \$353,042.00 per vehicle

This price includes taxes, tire fees, and delivery.

## **FINANCIAL IMPACT**

A total of \$2,831,576 has been appropriated within the Fiscal Year 2023-24 Solid Waste Operating Budget to purchase vehicles. The budget includes \$2,731,350 for collection vehicles and \$100,226 for two medium duty work trucks. Due to higher than anticipated costs of the collection vehicles, this purchase will utilize \$7,130 of funding intended for the medium duty work trucks, potentially impacting those purchases to be requested later in the fiscal year. The Department is requesting that the contract be authorized for a not to exceed amount of \$2,738,479.23. Sufficient funds to purchase the replacement and fleet expansion vehicles are budgeted and available in the Fiscal Year 2023-24 Solid Waste Operating Fund (Fund 540). Due to the long production time for collection vehicles, the outlay of funds for this purchase are expected to begin toward the end of the fiscal year and will be staggered based on when the City accepts delivery of each vehicle.

## **ENVIRONMENTAL REVIEW**

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).



**ATTACHMENT**

Resolution No. 11087 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC to Purchase Six Solid Waste Collection Vehicles

Submitted,

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Mark Rackovan, Public Works Director

**RESOLUTION NO. 11087**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WESTERN TRUCK PARTS AND EQUIPMENT COMPANY, LLC TO PURCHASE SIX SOLID WASTE COLLECTION VEHICLES**

**WHEREAS**, the Public Works Department has validated its need to purchase four automated side loader solid waste collection vehicles, one front loader solid waste collection vehicle, and one roll off solid waste collection vehicle based on the department’s replacement and expansion schedule; and

**WHEREAS**, this purchase will be made through Sourcewell, which used its recognized cooperative purchasing agreement to award a contract to Western Truck Parts and Equipment Company, LLC in an amount not to exceed \$2,738,479.23; and

**WHEREAS**, sufficient funds are available in the Fiscal Year 2023-24 Solid Waste Fund (Fund 540) Operating Budget which included \$2,831,576 for the purchase of vehicles; and

**WHEREAS**, staff recommends the execution of a contract with Western Truck Parts and Equipment Company, LLC for the purchase of four automated side loader, one front loader, and one roll off solid waste collection vehicles; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute an agreement with Western Truck Parts and Equipment Company, LLC to purchase Six Solid Waste Collection Vehicles for the Public Works Department at a not to exceed amount of \$2,738,479.23.

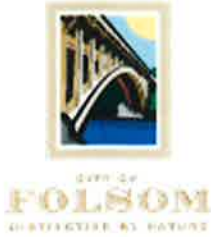
**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11088 - A Resolution Authorizing the City Manager to Execute Contract Change Order No. 1 with Mozingo Construction, Inc. (Contract No. 174-21 23-020) for the Construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP)
<b>FROM:</b>	Environmental and Water Resources Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Departments recommends that the City Council pass and adopt Resolution No. 11088 – A Resolution Authorizing the City Manager to Execute Contract Change Order No. 1 with Mozingo Construction, Inc. (Contract No. 174-21 23-020) for the Construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP).

### BACKGROUND / ISSUE

The Environmental and Water Resources (EWR) Department identifies sewer infrastructure rehabilitation and replacement projects through sewer master plans and ongoing sewer condition assessment programs. As part of the City’s Sewer System Management Plan for its wastewater collection system, the EWR Department performs ongoing condition assessments on the wastewater system and corrects any defects/deficiencies identified through this process. Through these efforts, City staff identified the Folsom Boulevard 27-inch Trunk Sewer Project as needing improvements.

This project involves the construction and operation of a parallel 21-inch sewer line adjacent to the City’s existing 27-inch Folsom Boulevard Trunk Sewer along Folsom Boulevard between Blue Ravine and Bidwell Street. The purpose of the parallel 21-inch gravity sewer line is to provide wet weather flow capacity/redundancy.

In late 2022, the EWR Department was made aware that Sacramento Regional Transit (Sacramento RT) also had a project that was occurring along Folsom Boulevard between Blue Ravine and Bidwell Street with a planned start date of August 2023. In order to minimize traffic impacts, promote project efficiency and reduce project costs through shared Traffic Control, the City moved up the project schedule for the Folsom Blvd 27-inch Trunk Sewer Project to match Sacramento RT's project schedule. The City's efforts included:

- Separately purchasing sewer pipe for the project to minimize project delays due to supply chain issues. This was approved through City Council on February 28<sup>th</sup>, 2023, through Resolution No. 10992.
- Completing the design ahead of schedule and issuing Plans and Specifications to match Sacramento RT's project schedule (August 2023). The City received bids on March 28<sup>th</sup>, 2023, for construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP). On April 25<sup>th</sup>, 2023, through Resolution No. 11028, City Council awarded the Contract to Mozingo Construction Inc. as the lowest responsible and responsive bidder who met the requirements and specifications set forth in the invitation for bid.

The plans and specification that were issued during bid time allowed the City's contractor for the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP) to utilize Sacramento RT's traffic control along Folsom Boulevard from Parkshore Drive to Bidwell Street, which resulted in a cost savings to the City of Folsom.

However, after the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP) was awarded to Mozingo Construction, the initial Sacramento RT project start date (August 2023) was delayed to October 2023. The City began working with Mozingo Construction to adjust the Folsom Boulevard 27-Inch Trunk Sewer to match the revised Sacramento RT start date of October 2023. However, during this process the City was informed that the Sacramento RT project was being further delayed to mid-November 2023 or possibly December.

Delaying the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP) until mid-November could create significant risks to the City's wastewater collections system. In order to avoid significant project risks such as ground water issues and peak wet weather flow capacity conditions, construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP) needs to occur during dry weather flow conditions.

Separating the project schedules and requiring separate traffic control resulted in additional costs to the project. Therefore, the Change Order No. 1 request with Mozingo Construction, Inc. is to implement traffic control along Folsom Boulevard from Parkshore Drive to Bidwell Street that was originally part of Sacramento RT's Project in the amount of \$147,529.00.

This Resolution will authorize the City Manager to execute Contract Change Order No. 1 with Mozingo Construction, Inc (Contract No. 174-21 23-020) for the Construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP).

**POLICY / RULE**

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

**ANALYSIS**

Change Order No. 1 with Mazingo Construction, Inc. is to implement separate traffic control along Folsom Boulevard from Parkshore Drive to Bidwell Street that was originally part of Sacramento RT's Project.

This Resolution will authorize the City Manager to execute Contract Change Order No. 1 with Mazingo Construction, Inc. (Contract No. 174-21 23-020) for the Construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP).

**FINANCIAL IMPACT**

On April 25, 2023, through Resolution No. 11028, City Council authorized the City Manager to execute an agreement with Mazingo Construction, Inc. for the construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP) in the amount of \$4,918,900 with a total project budget for this agreement in the amount of \$5,410,790 which included a 10% contingency in the amount of \$491,890.

The EWR Department is requesting an increase of Mazingo Construction, Inc. contract by \$147,529 for a total not-to-exceed project budget for this agreement in the amount of \$5,558,319. The EWR Department requests this increase is separate from the 10% contingency to preserve those funds for the potential unknown sight conditions and constraints as the project proceeds. Sufficient funds are budgeted and available in the Sewer Operating Fund (Fund 530).

**ENVIRONMENTAL REVIEW**

The Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP) was designed to avoid direct and indirect impacts to the environment. Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (d), the proposed project consists of construction and installation of a sewer line of reasonable length to serve the needs of the City of Folsom. Pursuant to CEQA Guidelines Section 15301 (b), the project will accommodate current flow conditions and provide redundancy to the existing sewer system in the City of Folsom. Each segment of the proposed project was designed and will be constructed to avoid environmentally sensitive areas. The project design placed the pipeline mainly within roadways and as far away as possible from environmentally sensitive areas. The proposed new pipeline will be located on the same site as the existing public utilities pipeline. The overall design of the project has no significant impacts to the environment and will be exempt from CEQA review.

**ATTACHMENT**

Resolution No. 11088 - A Resolution Authorizing the City Manager to Execute Contract Change Order No. 1 with Mozingo Construction, Inc. (Contract No. 174-21 23-020) for the Construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP)

Submitted,

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Marcus Yasutake, Director  
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

**RESOLUTION NO. 11088**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT CHANGE ORDER NO. 1 WITH MOZINGO CONSTRUCTION, INC. (CONTRACT NO. 174-21 23-020) FOR THE CONSTRUCTION OF THE FOLSOM BOULEVARD 27-INCH TRUNK SEWER PROJECT (SECAP)**

**WHEREAS**, the City is currently implementing its Sanitary Sewer System Management Plan which consists of condition assessment, as well as operation and system improvements; and

**WHEREAS**, the City is continuing to update its System Evaluation and Capacity Assurance Plan to identify recommended system capacity improvements; and

**WHEREAS**, the City has identified this project to help proactively ensure that future General Plan and build out sewer flow conditions are accounted for in the ultimate operation of the sanitary sewer collection system; and

**WHEREAS**, on April 25, 2023, through Resolution No. 11028, the City Council approved awarding a contract to Mozingo Construction, Inc. for the construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP); and

**WHEREAS**, the EWR Department requests this increase is separate from the 10% contingency to preserve those funds for the potential unknown sight conditions and constraints as the project proceeds; and

**WHEREAS**, the project is categorically exempt from environmental review under the California Environmental Quality Act; and

**WHEREAS**, this project is included in the FY 2023-24 Capital Improvement Plan with a project budget of \$8,023,945; and

**WHEREAS**, the Change Order will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute Contract Change Order No. 1 with Mozingo Construction, Inc. (Contract No. 174-21 23-020) for the Construction of the Folsom Boulevard 27-Inch Trunk Sewer Project (SECAP) for an additional \$147,529 for a total not-to-exceed amount of \$5,558,319.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August, 2023, by the following roll-call vote:

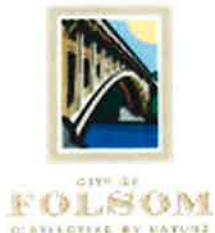
- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK





## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11091 - A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Jacobs Engineering Group for Preparation of the Central Business District Master Plan
<b>FROM:</b>	Community Development Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No. 11091 – A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Jacobs Engineering Group for Preparation of the Central Business District Master Plan.

### **BACKGROUND / ISSUE**

The Central Business District is generally located along East Bidwell and Riley Streets between Sutter Middle School and Blue Ravine Road. This area was the City’s original commercial service area and it continues to provide vital community services. Revitalization of this aging commercial corridor has been studied and discussed for the last two decades. Earlier this year, City Council adopted a Strategic Plan prioritizing the preparation of a Central Business District Master Plan.

The Folsom General Plan 2035 contains specific goals and corresponding policies relevant to the Central Business District as follows:

*Goal LU 7.1 Provide for a commercial base of the city to encourage a strong tax base, more jobs within the city, a greater variety of goods and services, and businesses compatible with Folsom’s quality of life.*

*Policy LU 3.1.5 - Encourage new development along East Bidwell Street by creating a stronger mixed-use development pattern, both horizontal and vertical, with an emphasis on medium- and higher-density housing, while also addressing local and citywide demand for retail and services.*

*Policy LU 3.1.6- Encourage development of mixed-use projects that create a walkable, vibrant district along East Bidwell Street between Coloma Street and Blue Ravine Road.*

*Policy LU 7.1.2 Encourage development of underutilized and vacant parcels in commercial zones to improve the aesthetic appearance and enhance the vitality of commercial areas.*

*Policy LU 9.1.7 Encourage efforts to establish and promote district identities (e.g., urban centers, East Bidwell Street) through the use of signage, wayfinding signage, streetscape and building design standards, advertising, and site-specific historic themes.*

In support of these goals, on April 12, 2022, the City Council approved the use of American Recovery Plan Act (ARPA) funds in the amount of \$260,000 for retention of a planning consultant to prepare the Central Business District Master Plan. In January 2023, the City Council gave additional direction to staff to proceed with the Master Plan Planning and Community Engagement Process.

### **POLICY / RULE**

Section 2.36.120 of the Folsom Municipal Code directs that professional services costing more than \$70,952 dollars shall be approved by the City Council.

Consistent with the Municipal Code Section 2.360 (G), the award of a negotiated bid proposal shall be made to the consultant whose proposal is determined to be the most advantageous to the City, including evaluation factors set forth in the request for proposals and price.

### **ANALYSIS**

The Central Business District Master Plan selection process included three steps: 1) submittal of a Statement of Qualifications, 2) submittal of a Request for Proposals (RFPs), Schedule and Professional Services Fee and 3) interviews of the top two firms.

The Request for Qualifications was distributed to thirty-three planning, landscape architecture, engineering and architecture firms. The Community Development Department received four comprehensive statements of qualifications from the following firms:

- Dahlin
- Jacobs Engineering Group
- Melton Design Group
- Sargent Town Planning

A committee of five city staff from the Community Development Department, Parks and Recreation, Public Works, and Communications reviewed each of the Statements of Qualifications and scored them under the criteria listed below.

1. Firm Team Introduction and Background
2. Design/Planning Approach
3. Community Engagement Experience, Methods and Strategies

4. Proposed Staff/Project Team
5. Project Experience

While Dahlin is an architectural firm with strong urban placemaking, the qualifications package did not exhibit extensive public outreach expertise. Because this will be a large part of the Master plan effort, Dahlin was eliminated from advancing to the next stage of the process. Based on the strength of the submitted Qualifications, three of the four firms were invited to respond to the RFP (Jacobs, Melton and Sargent).

After submission of the RFP, the same staff committee of five completed a full review of the Request for Proposals and evaluated them based on the following criteria:

1. Did the proposal identify the key objectives of the Master Plan? (Promote mixed use, transportation improvements, economic development, infill housing)?
2. Does the proposal identify strategies to complete each component of the Master Plan?
3. Do the work tasks provide sufficient detail to demonstrate effectiveness in achieving project objectives in the preparation of the Master Plan?
4. Does the proposal provide adequate community engagement in addition to the citizens advisory committee process?
5. Does the proposal include urban design solution analysis for placemaking, bicycle and pedestrian improvements, and landscaping improvements etc.?
6. Does the proposal include analysis and discussion of key economic development opportunities?
7. Does the proposal include preparation of an Initial Study for environmental review?
8. Does the project schedule include adequate meetings with city staff, citizen's advisory committee process, and Planning Commission and City Council meetings?
9. Does the schedule identify the steps to realistically complete the project in a two-year timeframe?
10. Does the proposal clearly identify staff time, subconsultant costs, administrative fees (budget for copies)?
11. Does the proposal clearly identify optional tasks?

Based on the submittal, Sargent expressed concern regarding the budget and therefore did not include all of the required tasks in the proposal. The submittal for both Melton Design Group and Jacobs Engineering Group included all of the City's objectives and came within two points of each other in the staff committee scoring. In addition, both proposals came in on budget, each proposing a fee of \$260,000 that met the City's objectives for the work effort. Therefore, both consulting teams were invited to an interview. The staff committee ranked the consultants in the interview based on the following:

1. Presentation (professional, team approach etc.).
2. Understanding of the Project and City's Goals (outreach, traffic improvements, Urban Design solutions and economic development).
3. Ability to integrate existing efforts into the Master Plan
4. Ability to stay within Budget.
5. Approach to Business owner/absentee owner Buy-in

6. Identified near term traffic improvements.
7. Adequately answered Interview Questions and ability to prepare a plan that can be implemented.

While both firms were highly qualified, in the end it was determined that Jacobs Engineering Group included the consultant and subconsultant team that most closely matched the City's goals in the preparation of a Master Plan. In addition to Jacobs, the consultant team includes Aim Consulting which specializes in public outreach and will be instrumental in leading the Citizen Advisory Committee and other public outreach efforts, Kimley-Horn will provide transportation expertise and is familiar with the project area, having completed the East Bidwell Complete Streets Corridor Plan, and Bay Area Economics (BAE) will provide expertise on economic development strategies.

### **ENVIRONMENTAL REVIEW**

The recommended contract action of the City Council is not a project as defined by the California Environmental Quality Act (CEQA) and therefore does not require environmental review.

### **FISCAL IMPACT**

The City Council previously approved the use of a portion of the City's American Rescue Plan Act (ARPA) funds in the amount of \$260,000 for development of this plan. Jacobs Engineering Group's contract would be in an amount not to exceed \$260,000.

### **ATTACHMENTS**

1. Resolution No. 11091 – A Resolution Authorizing the City Manager to Execute a Consultant and Professional Services Agreement with Jacobs Engineering Group for Preparation of the Central Business District Master Plan

Submitted,




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PAM JOHNS  
Community Development Director

**RESOLUTION NO. 11091**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH JACOBS ENGINEERING GROUP FOR PREPARATION OF THE CENTRAL BUSINESS DISTRICT MASTER PLAN**

**WHEREAS**, staff conducted a selection process in accordance with Section 2.36. 110 and 2.36.120 of the Folsom Municipal Code for consulting and professional services for planning, design, and environmental services for the Central Business District Master Plan; and

**WHEREAS**, staff invited 33 professional firms to submit qualifications and received four comprehensive submittals; and

**WHEREAS**, three of the four firms were found to be qualified and were invited to submit a scope of work proposal (Request for Proposal), schedule and professional services fee for completion of the Master Plan; and

**WHEREAS**, utilizing objective evaluation and ranking criteria of the scopes of work, Jacobs Engineering Group and Melton Design Group were invited to participate in an interview;

**WHEREAS**, as part of the interview process, Jacobs Engineering Group’s proposal was selected as most closely matching the City’s Central Business District objectives, including extensive experience with similar projects, transportation planning experience, public engagement plan, and complete scope of work and aggressive schedule; and

**WHEREAS**, funding for Central Business Master Plan was approved by the City Council utilizing \$260,000 of federal American Rescue Plan Act funds; and

**WHEREAS**, the Consulting and Professional Services Agreement shall be in a form acceptable to the City Attorney.

**NOW, THEREFORE, BE IT RESOLVED** that the City Manager is authorized to execute a Consulting and Professional Services Agreement with Jacobs Engineering Group for planning, design, and environmental services for the Central Business District for a not-to-exceed amount of \$260,000.

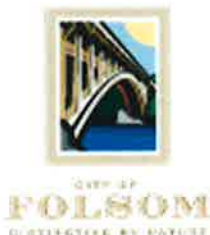
PASSED AND ADOPTED this 22<sup>nd</sup> day of August 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

Rosario Rodriquez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11092 – A Resolution Authorizing the City Manager to Execute the First Amendment to the Acquisition & Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch)
<b>FROM:</b>	Community Development Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends that the City Council move to adopt:

Resolution No. 11092 – A Resolution Approving the First Amendment to the Acquisition & Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch) and Authorizing the City Manager to Execute the First Amendment to the Acquisition & Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch).

### **BACKGROUND / ISSUE**

On November 14, 2017, the City Council adopted Resolution No. 10035, a resolution approving the formation of Community Facilities District No. 20 (CFD No. 20), providing for the levy of special taxes therein, and adopted Resolution No. 10036, a resolution deeming it necessary to incur bond indebtedness in and for the City of Folsom CFD No. 20. Special tax revenues generated from CFD No. 20 funded a portion of or in some cases all of Russell Ranch's share of the backbone infrastructure and public facilities and improvements, related environmental mitigation obligations and design and engineering costs. The CFD No. 20 boundaries include Russell Ranch Phase 1, Phase 2 and Phase 3. Phase 1 was owned and developed by The New Home Company. Lennar Homes of California, LLC purchased from The New Home Company both Phase 2 and Phase 3 and are currently constructing subdivision improvements in both of these phases.

On May 8, 2018, the City Council adopted Resolution No. 10116 approving the Acquisition & Shortfall Agreement for CFD No. 20 (Russell Ranch). The Acquisition & Shortfall Agreement (Agreement) included a comprehensive list of public improvements which were eligible for reimbursement with bond proceeds from CFD No. 20 (Russell Ranch). These eligible public improvements included Alder Creek Parkway, Grand Prairie Road, portions of Mangini Parkway and Rough Horse Way and various landscape and streetscape improvements within and along those same roadway segments.

The list of eligible public improvements in the approved Acquisition and Shortfall Agreement for CFD No. 20 did not include the required Sanitary Sewer Lift Station necessary to serve certain residential units in the Russell Ranch Phase 2 subdivision portion of the overall Russell Ranch Phase development area. It also did not include landscape, irrigation and streetscape improvements for those eligible portions of Empire Ranch Road within the same Phase 2 portion of the overall Russell Ranch development area. The subdivider is requesting to add both the Sanitary Sewer Lift Station and the landscape, irrigation and streetscape improvements in Empire Ranch Road to those public improvements eligible for reimbursement from bond proceeds from CFD No. 20.

### **POLICY / RULE**

Chapter 5 of the Folsom Plan Area (FPA) Public Facilities Financing Plan authorizes the formation of CFD's to finance the construction, acquisition and servicing of backbone infrastructure and other public improvements

Section 2.5.3 of the First Amended and Restated Tier 1 Development Agreement authorizes the formation of infrastructure CFD's

Resolution No. 9282 – A Resolution of the City Council of the City of Folsom Approving Goals and Policies for Community Facilities Districts

Mello-Roos Community Facilities Act of 1982

### **ANALYSIS**

In order to obtain reimbursement from proceeds from the sale of bonds for CFD No. 20 for eligible public improvements a City Council approved Acquisition and Shortfall Agreement is required and the eligible public improvements are required to be included in the list of eligible public improvements in the approved Acquisition & Shortfall Agreement. The approved Acquisition & Shortfall Agreement for CFD No. 20 has been approved by the City Council but it did not originally include either the Sanitary Sewer Lift Station or the landscape, irrigation and streetscape improvements in the Russell Ranch Phase 2 portion of Empire Ranch Road.

The subdivider requested the City to consider amending the approved Acquisition & Shortfall Agreement to include the addition of both the Sanitary Sewer Lift Station and the



landscape, irrigation and streetscape public improvements in the Russell Ranch Phase 2 portion of Empire Ranch Road. The First Amendment to the Acquisition & Shortfall Agreement for CFD No. 20, once approved, will add the public improvements for both the Sanitary Sewer Lift Station and the landscape, irrigation and streetscape to the list of improvements eligible for reimbursement from bond proceeds from CFD No. 20.

The first bond sale for CFD No. 20 was completed in 2018. Proceeds from the first bond sale were reimbursed to the original subdivider, The New Home Company, of Russell Ranch Phase 1 for eligible backbone infrastructure which included water booster pump stations, a water tank and various Phase 1 Water infrastructure to serve the development in the FPA. The City completed the second bond sale for CFD No. 20 in the Spring of 2023.

### **FINANCIAL IMPACT**

There is no direct financial impact on the City of Folsom. The CFD No. 20 bonded indebtedness and expenses are solely the responsibility of CFD No. 20.

### **ENVIRONMENTAL REVIEW**

This action is exempt from environmental review pursuant to Section 15061 (b)(3) of the CEQA Guidelines. Environmental review for the public improvements subject to the Acquisition & Shortfall Agreement was completed in the FPASP EIR dated June 14, 2011.

### **ATTACHMENTS**

1. Resolution No. 11092- A Resolution Approving the First Amendment to the Acquisition & Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch) and Authorizing the City Manager to Execute the First Amendment to the Acquisition & Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch)
2. First Amendment to the Acquisition and Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch)
3. Acquisition & Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch)

Submitted



\_\_\_\_\_  
PAM JOHNS, Community Development Director

## ATTACHMENT 1

**Resolution No. 11092 – A Resolution Authorizing the City Manager  
to Execute the First Amendment to the Acquisition & Shortfall  
Agreement for Community Facilities District No. 20 (Russell Ranch)**

**RESOLUTION NO. 11092**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT TO THE ACQUISITION & SHORTFALL AGREEMENT FOR COMMUNITY FACILITIES DISTRICT NO. 20 (RUSSELL RANCH)**

**WHEREAS**, the City Council has adopted Resolution No. 10116 approving the Acquisition & Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch); and

**WHEREAS**, the approved Acquisition & Shortfall Agreement included various eligible public improvements to be constructed in Community Facilities District No. 20 (Russell Ranch); and

**WHEREAS**, the approved Acquisition & Shortfall Agreement did not include other various eligible public improvements to be constructed within the boundaries of the Community Facilities District No. 20 (Russell Ranch); and

**WHEREAS**, the Subdivider has requested to amend the Acquisition & Shortfall Agreement to include certain eligible public improvements that will be constructed by the Subdivider within the boundaries of the Community Facilities District No. 20 (Russell Ranch); and

**WHEREAS**, the Subdivider has prepared the First Amendment to the Acquisition & Shortfall Agreement for Community Facilities District No. 20 to add certain eligible public improvements to be constructed by the Subdivider.

**NOW, THEREFORE, BE IT RESOLVED** that the First Amendment to the Acquisition and Shortfall Agreement for Community Facilities District No. 20 (Russell Ranch) is hereby approved, and the City Manager is authorized to execute said Agreement in a form approved by the City Attorney.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

## ATTACHMENT 2

### 1<sup>st</sup> Amendment to Acquisition Agreement

**FIRST AMENDMENT  
TO  
ACQUISITION AND SHORTFALL AGREEMENT**

THIS FIRST AMENDMENT TO ACQUISITION AND SHORTFALL AGREEMENT (this "**Amendment**") is dated as of July \_\_, 2023 (the "**Effective Date**"), by and between CITY OF FOLSOM, a Municipal corporation ("**City**") and LENNAR HOMES OF CALIFORNIA, LLC, a California limited liability company ("**Developer**"), who agree as follows:

**RECITALS:**

WHEREAS, City and TNHC RUSSELL RANCH LLC, a Delaware limited liability company ("**TNHC**") entered into that certain Acquisition And Shortfall Agreement (City of Folsom Community Facilities District No. 20) (Russell Ranch CFD Improvements) dated June 4, 2018 (the "**Acquisition Agreement**") pursuant to which TNHC agreed to construct certain Acquisition Improvements (as defined therein) and upon final acceptance thereof by the City Engineer, the City agreed to acquire completed Acquisitions Improvements, all pursuant to the terms and conditions contained therein.

WHEREAS, Developer acquired certain real property located in the Folsom Plan Area from TNHC, which real property is described in Exhibit A attached hereto (the "**Developer Property**").

WHEREAS, in conjunction with Developer's acquisition of the Developer Property, TNHC partially assigned its rights, title and interest in and to the Acquisition Agreement to Developer relative to the Developer Property.

WHEREAS, City and Developer desire to amend the Acquisition Agreement, all as set forth hereinbelow.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, City and Developer hereby agree as follows:

1. **Recitals; Defined Terms**. The foregoing recitals are true and are incorporated herein by this reference as though set forth in full. Unless otherwise expressly defined herein, all initially-capitalized terms used herein shall have the meanings ascribed to them in the Acquisition Agreement.

2. **Additional Acquisition Improvements**. The Parties desire to amend the Acquisition Agreement to include the following additional Acquisition Improvements: Sewer Lift Station, Sanitary Sewer System, Potable Water System, Non-Potable Water System; and Storm Drain System (collectively, the "**Additional Acquisition Improvements**"). Attached hereto as Exhibit B is a more detailed description of the Additional Acquisition Improvements and attached hereto as Exhibit C is a description of certain authorized discrete and usable portions of the Additional Acquisition Improvements that may be acquired from Developer pursuant to Section 53313.51 of the Act. For purposes of clarification, all of the Additional Acquisition Improvements shall be deemed to be Acquisition Improvements for purposes of the Acquisition Agreement as amended hereby.

3. **Conflict.** This Amendment is and shall be construed as a part of the Acquisition Agreement. In case of any inconsistency between this Amendment and the Acquisition Agreement, the provisions containing such inconsistency shall first be reconciled with one another to the maximum extent possible and, then to the extent of any remaining inconsistency, the terms of this Amendment shall be controlling.

4. **Ratification.** All terms and provisions of the Acquisition Agreement not amended hereby, either expressly or by necessary implication, shall remain in full force and effect.

5. **Counterparts; Authority; Electronic Signatures.** City and Developer hereby agree that this Amendment may be executed in multiple counterparts which, when signed by all City and Developer, shall constitute a binding agreement. City and Developer further represent and warrant that each natural person who is executing this Amendment on its behalf has the full power and authority to execute this Amendment and to bind it to the terms hereof. An electronic or digital signature of this Amendment shall be valid and effective to bind the City and Developer so signing.

**IN WITNESS WHEREOF,** the undersigned have executed this Amendment as of the date indicated above.

**CITY:**

**DEVELOPER:**

CITY OF FOLSOM, a Municipal corporation

LENNAR HOMES OF CALIFORNIA, LLC,  
a California limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A**

**Description of Developer Property**

[See attached]

**Exhibit B**

**Description of Additional Acquisition Improvements and Estimated Amounts**

[See attached]

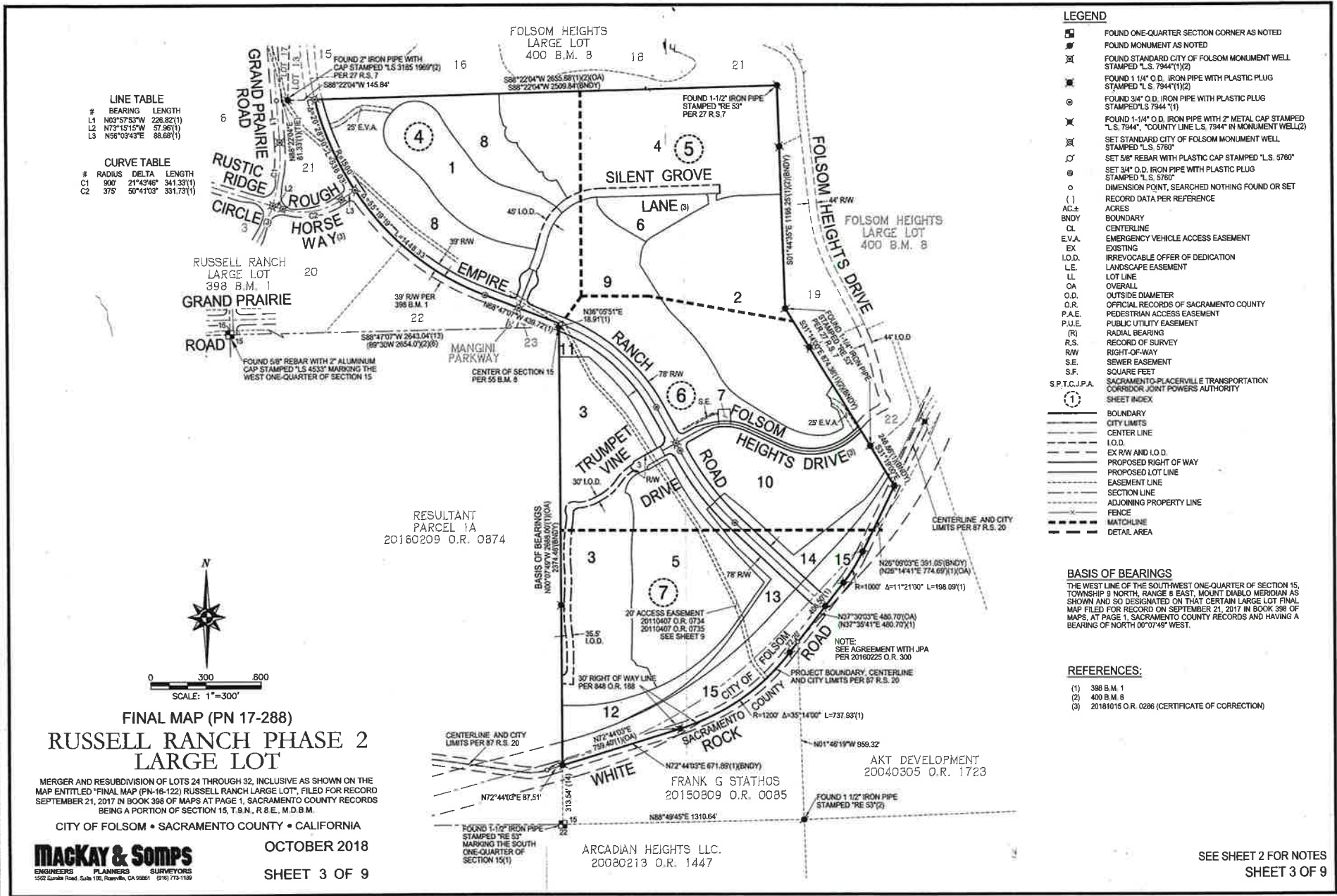


**Exhibit C**

**Description of Eligible Portions of Additional Acquisition Improvements,  
Including Related Design Costs**

[See attached]

EXHIBIT A AMENDMENT TO THE ACQUISITION AGREEMENT



**EXHIBIT B AMENDMENT TO THE ACQUISITION AGREEMENT****DESCRIPTION OF ACQUISITION IMPROVEMENTS AND ESTIMATED AMOUNTS**

<b>SUMMARY OF ACQUISITION IMPROVEMENTS</b>	<b>ESTIMATED AMOUNTS</b>
1. Russell Ranch Phase 2 Improvements	\$11,663,265.80
2. Soft Cost	\$2,093,591.87
<b>Total Estimated Amounts</b>	<b>\$13,756,857.67</b>

**EXHIBIT C AMENDMENT TO THE ACQUISITION AGREEMENT**

**DESCRIPTION OF ELIGIBLE PORTIONS OF ACQUISITION IMPROVEMENTS,  
INCLUDING DESIGN, CONSTRUCTION STAKING, PLAN REVIEW,  
CONSTRUCTION INSPECTION MATERIALS TESTING**

<b>Russell Ranch Phase 2 Improvements</b>		
<b>Empire Ranch Road</b>		
<u>Items</u>	<u>Estimated Acquisition Value</u>	<u>Estimated Completion Date</u>
Site Preparation	\$103,625.00	23-Aug
Sanitary Sewer System	\$673,584.00	23-Aug
Storm Drain System	\$1,619,090.00	23-Aug
Potable Water Distribution System	\$817,590.00	23-Aug
Non-Potable Water Distribution System	\$310,408.00	23-Aug
Streetwork	\$2,883,757.15	23-Aug
<b>Sanitary Sewer Lift Station</b>		
<u>Items</u>		
General	\$145,000.00	23-Aug
Civil	\$957,900.00	23-Aug
Electrical	\$515,000.00	23-Aug
Mechanical	\$340,000.00	23-Aug
<b>Landscape Improvements</b>		
<u>Items</u>		
Medians	\$1,211,085.05	24-May
Parkways	\$2,086,226.60	24-May
<b>Subtotal</b>	<b>\$11,663,265.80</b>	
<b>Soft Cost</b>		
Improvement Plan Design/Construction Staking	\$699,795.95	23-Aug
Plan Review, Construction Inspection & Materials Testing	\$1,049,693.92	24-May
Wetland Mitigation	\$50,150.00	21-Apr
Swainson's Hawk Mitigation	\$293,952.00	21-Apr
<b>Subtotal</b>	<b>\$2,093,591.87</b>	

## ATTACHMENT 3

### CFD 20 Acquisition & Shortfall Agreement

**COMMUNITY FACILITIES DISTRICT NO. 20  
ACQUISITION AND SHORTFALL AGREEMENT**

**BY AND BETWEEN  
THE CITY OF FOLSOM  
AND  
TNHC RUSSELL RANCH, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY**

Dated as of June 4, 2018

Folsom File No. 174-21 18-034  
Res. 10116 05/08/2018



36072

ACQUISITION AND SHORTFALL AGREEMENT

**City of Folsom Community Facilities District No. 20  
(Russell Ranch CFD Improvements)**

Recitals

A. The parties to this Acquisition and Shortfall Agreement (the "Agreement") are the CITY OF FOLSOM, (the "City"), and TNHC RUSSELL RANCH LLC, a Delaware limited liability company ("Developer").

B. The effective date of this Agreement is June 4, 2018 ("Effective Date").

C. The Developer intends to construct certain road, water, sewer and other public capital improvements, as more particularly described in Exhibit A attached hereto (collectively, the "Acquisition Improvements") to serve the development of real property owned by Developer within the Folsom Plan Area and within the boundaries of the District described below. The public capital improvements are to be owned and operated by the City, and the financing is to be accomplished, in part, with funding to be provided by the District under and pursuant to the Mello-Roos Community Facilities Act of 1982 – California Government Code Sections 53311 and following (the "Act").

D. On November 14, 2017, the City adopted Resolution No. 10035 to form City of Folsom Community Facilities District No. 20 (Russell Ranch) (the "District" or "CFD20") within the Folsom Plan Area to finance, among other authorized facilities, the Acquisition Improvements and, on the same date, a landowner election was conducted in which all of the votes were cast unanimously in favor of forming the District.

E. The District intends to levy special taxes and cause the Authority to issue CFD20 Bonds to fund, among other things, a portion of the costs of the Acquisition Improvements. The proceeds of the District special taxes and CFD20 Bonds, together with interest earned thereon, are referred to herein as the "Available CFD20 Proceeds." The Available CFD20 Proceeds shall include the amount of (i) special taxes, if any, collected during the first twenty (20) years of the term of the District, beginning with Fiscal Year 2018-2019, available to fund the direct payment for the acquisition and/or construction of Acquisition Improvements and not related to or required to fund debt service or Administrative Expenses, as defined in and determined in accordance with the Rate and Method of Apportionment for the District (the "Available Pay-Go Proceeds"), and (ii) the net acquisition proceeds generated by all CFD20 Bond sale(s) issued by the Authority and secured by District special taxes.

F. Attached hereto as Exhibit A is a description of the Acquisition Improvements and attached hereto as Exhibit B is a description of certain authorized discrete and usable portions of the Acquisition Improvements that may be acquired from Developer pursuant to Section 53313.51 of the Act. It is understood that the Available CFD20 Proceeds may not be sufficient to reimburse the Developer for all of the costs and expenses of the Acquisition Improvements contemplated hereunder, or otherwise finance said improvements. Accordingly,

Developer understands and acknowledges that any shortfall in the Available Amount toward the construction and completion of the Acquisition Improvements is the Developer's sole responsibility, and that the Acquisition Price will be paid solely from the Available CFD20 Proceeds, or from any proceeds that may become available for such payment through the SPIF Program (as defined herein) for an Acquisition Improvement included in the SPIF Program.

G. The parties anticipate that, upon completion of the Acquisition Improvements and subject to the terms and conditions of this Agreement and final acceptance by the City Engineer in writing, the City will acquire the completed Acquisition Improvements.

H. Any and all monetary obligations of the City arising out of this Agreement are the special and limited obligations of the City payable only from the Available CFD20 Proceeds, and no other funds whatsoever of the District, the Authority, or the City shall be obligated therefor under any circumstances under this Agreement.

I. Attached to this Agreement are Exhibit A (the Acquisition Improvements), Exhibit B (Eligible Portions of Acquisition Improvements, including related Design Costs), Exhibit C (form of Requisition), and Exhibit D (Insurance Requirements), all of which are incorporated into this Agreement for all purposes.

#### Agreement

### ARTICLE I

#### DEFINITIONS; COMMUNITY FACILITIES DISTRICT FORMATION AND FINANCING PLAN

Section 1.01. Definitions. As used herein, the following capitalized terms shall have the meanings ascribed to them below:

"Acceptable Title" means free and clear of all monetary liens, encumbrances, assessments, whether any such item is recorded or unrecorded, and taxes, except those items which are reasonably determined by the City Engineer, upon consultation with the City Attorney, not to interfere with the intended use and therefore are not required to be cleared from the title.

"Acquisition and Construction Fund" means the "Community Facilities District No. 20 Acquisition and Construction Fund" established by the District for the purpose of paying the Acquisition Prices of the Acquisition Improvements.

"Acquisition Improvements" means the Acquisition Improvements described in Exhibit A hereto.

"Acquisition Price" means the total amount eligible to be paid to the Developer upon acquisition of the Acquisition Improvements as provided in Section 2.03, including any additional Available CFD20 Proceeds collected thereafter that are eligible to be paid to Developer, but not to exceed the Actual Cost of the Acquisition Improvement, together with the CCI adjustment thereon until paid in full as provided herein.



“Actual Cost” means the total cost of the Acquisition Improvements, or Eligible Portions thereof, as documented by the Developer to the satisfaction of the City and as certified by the City Engineer in an Actual Cost Certificate including, without limitation, (a) the Developer’s cost of constructing the Acquisition Improvements including grading, labor, material and equipment costs, (b) the Developer’s cost of designing and engineering the Acquisition Improvements, preparing the plans and specifications and bid documents for the Acquisition Improvements, and the costs of inspection, materials testing and construction staking for the Acquisition Improvements, (c) the Developer’s cost of any performance, payment and maintenance bonds and insurance, including title insurance, required hereby for the Acquisition Improvements, (d) the Developer’s cost of any real property or interest therein that is either necessary for the construction of the Acquisition Improvements (e.g., temporary construction easements, haul roads, etc.), or is required to be conveyed with such Acquisition Improvement in order to convey Acceptable Title thereto to the City or its designee, (e) the Developer’s cost of environmental evaluation or mitigation required for the Acquisition Improvements, (f) the amount of any fees actually paid by the Developer to the City and any other governmental agencies in order to obtain permits, licenses or other necessary governmental approvals and reviews for the Acquisition Improvements, (g) the Developer’s cost for construction and project management, administration and supervision services for the Acquisition Improvements, (h) the Developer’s cost for professional services related to the Acquisition Improvements, including engineering, accounting, legal, financial, appraisal and similar professional services, and (i) the costs of construction financing incurred by the Developer with respect to the Acquisition Improvements.

“Actual Cost Certificate” means a certificate prepared by the Developer detailing the Actual Cost of the Acquisition Improvements, or Eligible Portions thereof, to be acquired hereunder, as may be revised by the City Engineer pursuant to Section 2.03.

“Agreement” means this Acquisition Agreement, dated as of [ June 4 ], 2018.

“Authority” means the Folsom Ranch Financing Authority.

“Available CFD20 Proceeds” shall have the meaning assigned to the term in Recital E.

“Available Pay-Go Proceeds” shall have the meaning assigned to the term in Recital E.

“CCI” means the construction cost index reported by the Engineering News Record used by the City to adjust construction costs, currently based on the average of the change in the San Francisco Construction Cost Index and the change in the 20-city Construction Cost Index for the 12-month period ending in May, or comparable index of annual construction costs for public capital improvements used by the City.

“CFD Administrator” means the administrator of the District appointed by the City.

“CFD20 Bonds” means bonds or other indebtedness issued by the Authority that are to be repaid with District Special Taxes.

“City” means City of Folsom.

“City Engineer” means the City Engineer of the City or his/her designee who will be responsible for administering the acquisition of the Acquisition Improvements hereunder.

“Code” means the Government Code of the State of California.

“Developer” means TNHC Russell Ranch, LLC, a Delaware limited liability company, its successors and assigns.

“Director” means the Director of the City’s Community Development Department or his/her designee.

“Disbursement Request Form” means a requisition for payment of funds from the Acquisition and Construction Fund for an Acquisition Improvement, or an Eligible Portion thereof, in substantially the form contained in Exhibit C hereto.

“District” shall have the meaning assigned to the term in Recital D.

“Eligible Portions” means the eligible, discrete and usable portions of the Acquisition Improvements available for acquisition and payment of Installment Payments listed and described in Exhibit B hereto.

“Installment Payment” means an amount approved by the City Engineer as partial payment toward the Actual Cost of an Eligible Portion as shown in Exhibit B-Description of Eligible Portions of Acquisition Improvements.

“Project” means the Developer’s development of the property in the District, including the design and construction of the Acquisition Improvements and the other public and private improvements to be constructed by the Developer within the District.

“Special Taxes” means annual special taxes, and prepayments thereof, authorized by and to be levied by the District.

“Title Documents” means, for the Acquisition Improvements acquired hereunder, a grant deed or similar instrument necessary to transfer title to any real property or interests therein (including easements), or an irrevocable offer of dedication of such real property with interests therein necessary to the operation, maintenance, rehabilitation and improvement by the City of the Acquisition Improvements (including, if necessary, easements for ingress and egress) and a bill of sale or similar instrument evidencing transfer of title to the Acquisition Improvements (other than said real property interests) to the City, where applicable.

Section 1.02. Establishment of Community Facilities District. The Community Facilities District was established by the City on November 14, 2017, and through the successful landowner election held that same day, the District is authorized to levy the Special Taxes and to issue the CFD20 Bonds to finance the Acquisition Prices for the Acquisition Improvements. Developer and the City agree to reasonably cooperate with one another and with the District in the completion of the financing through the issuance by the Authority of the CFD20 Bonds in one or more series and/or the collection of Special Taxes to generate Available Pay-Go Proceeds.

B/C

Section 1.03. Deposit and Use of Available CFD20 Proceeds.

(a) Developer Pay-Go Proceeds. Available Pay-Go Proceeds collected by the District shall be deposited in the Acquisition and Construction Fund established by the District, and may be disbursed to pay the Acquisition Price and Installment Payments of Acquisition Improvements in accordance with Article II of this Agreement. All funds in the Acquisition and Construction Fund shall be considered a portion of the Available CFD20 Proceeds.

(b) CFD20 Bond Series. Upon the delivery of each issue or issues of CFD20 Bonds, the net proceeds thereof shall be deposited into the Acquisition and Construction Fund for the purpose of holding all funds for the Acquisition Improvements. All earnings on amounts in the Acquisition and Construction Fund shall remain in the Acquisition and Construction Fund for use as provided herein. Money in the Acquisition and Construction Fund shall be available to respond to delivery of a Disbursement Request Form and to be paid to the Developer or its designee to pay the Acquisition Price and Installment Payments of the Acquisition Improvements, or portions thereof, as specified in Article II hereof.

(c) Priority Use of Available CFD20 Proceeds. The Available CFD20 Proceeds will be used primarily to fund the costs of the Acquisition Improvements, and then to fund the costs of any other developer improvements advanced and/or constructed by a developer within the Plan Area that are authorized for acquisition by the District. The Available CFD20 Proceeds shall be used first to fund any of the Acquisition Improvements, in any order, as and when each Acquisition Improvement or Eligible Portion is completed and payment of the Acquisition Price or Installment Payment can be paid to Developer as provided herein. Upon completion of all of the Acquisition Improvements hereunder and payment of the Acquisition Prices therefor, any remaining funds in the Acquisition and Construction Fund (less any amount determined by the District as necessary to reserve for claims against the account) shall be (i) applied or reserved for application to pay the costs of any other authorized developer improvements and, to the extent not so used, (ii) shall be applied by the District to call Bonds or to reduce Special Taxes as the District shall determine.

Section 1.04. No Effect of CFD Funding on SPIF Payments. If and to the extent any of the Acquisition Improvements are also included for financing within the Specific Plan Infrastructure Fee Program (the "SPIF Program"), any payments hereunder from Available CFD20 Proceeds to Developer for such Acquisition Improvements shall not affect or limit Developer's ability to obtain and apply fee credits against and/or fee reimbursements from the SPIF Fee Program in consideration of its construction of the Acquisition Improvements that are included for financing in the SPIF Program. Developer's right to any such fee credits and/or fee reimbursements from the SPIF Program would be subject to and contingent upon Developer's entering into and complying with the requirements of a separate SPIF Fee Reimbursement Agreement to be entered into between the City and Developer for the Acquisition Agreements that are included for financing in the SPIF Program.

Section 1.05. No District or City Liability; City Discretion; No Effect on Other Agreements. In no event shall any actual or alleged act by the District or the City or any actual or alleged omission, negligence, or failure to act by the District or the City with respect to the performance of its obligations hereunder subject the District or the City to any liability therefor,

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whether monetary or otherwise (except only as to pay any amounts available and payable hereunder from Available CFD20 Proceeds). Further, nothing in this Agreement shall be construed as affecting the Developer's or the City's duty to perform their respective obligations under any other agreements between the parties hereto, or the City's enforcement of applicable laws, ordinances, rules, policies and regulations pertaining to public improvement standards and/or specifications, as well as land use and subdivision requirements related to the Project, all of which are and shall remain independent of the Developer's and the City's rights and obligations under this Agreement.

## ARTICLE II

### DESIGN, CONSTRUCTION AND ACQUISITION OF ACQUISITION IMPROVEMENTS

Section 2.01. Letting and Administering Design Contracts. The Developer has awarded and administered, or will award and administer, or through the City has advanced funds for the engineering design contracts for the Acquisition Improvements to be acquired from Developer. All eligible expenditures of the Developer for design engineering and related costs in connection with the Acquisition Improvements (whether as an advance to the City or directly to the design consultant) incurred prior to the Effective Date, as identified on **Exhibit B** attached hereto, shall be reimbursed at the time of the first Bond sale, and, thereafter, all additional, eligible design engineering and related costs shall be reimbursed at the time of acquisition of the Acquisition Improvements. The Developer shall be entitled to reimbursement for any design costs of the Acquisition Improvements only out of the Acquisition Price as provided in Section 2.03 and shall not be entitled to any payment for design costs independent of the acquisition of Acquisition Improvements.

Section 2.02. Letting and Administration of Construction Contracts; Indemnification. Developer agrees to comply with City requirements with respect to contracting for the construction of the Acquisition Improvements. The Developer agrees that all the contracts shall call for compliance with all provisions of the prevailing wage law for "public works" as required by the Labor Code of the State of California and shall require all work to be performed by licensed general contractors. The Developer's indemnification obligation set forth in Section 3.01 of this Agreement shall also apply to any alleged failure to comply with the requirements of this Section, and/or applicable State laws regarding public contracting and prevailing wage laws applicable to public works.

(a) Plans and Specifications. The Developer represents and covenants that it has obtained or will obtain approval of the plans and specifications for the Acquisition Improvements from all appropriate departments of the City and from any other public entity or public utility from which such approval must be obtained, prior to construction. The Developer further covenants that the Acquisition Improvements will be constructed in full compliance with such approved plans and specifications and any change orders thereto, as approved in the same manner, and the adopted City Standard Construction Specifications and Improvement Standards. The Developer shall submit copies of all plans and specifications to the Director or his/her designee.

(b) CEQA. The Developer covenants that it has complied or will comply with the California Environmental Quality Act in conjunction with the construction of the Acquisition Improvements and their conveyance pursuant to the terms set forth herein.

(c) Inspection. The Developer covenants that the City, and other public entities or public utilities to whom any of the Acquisition Improvements will be conveyed, will be permitted to inspect the Acquisition Improvements using the same standards which would be applied to a public works project.

(d) Insurance. With respect to the construction of the Acquisition Improvements, the Developer shall furnish to City a certificate or certificates of insurance, with an insurance carrier acceptable to City and in a form satisfactory to the City Attorney, evidencing insurance coverage consistent with Exhibit D attached hereto.

(e) Performance and Payment Bonds. Except as otherwise provided herein, the Developer covenants to comply with all applicable performance, labor and materials and completion bond requirements of the City with respect to the construction of the Acquisition Improvements. To the extent bonds are required, Developer further covenants and agrees to execute and deliver or otherwise cause to be provided to City, prior to construction and in forms acceptable to the City Attorney, a faithful Performance Bond in the amount of 100% of the estimated cost of the Acquisition Improvements and a Labor and Materials Bond in the amount of 100% of the estimated cost of the Acquisition Improvements, from a bonding company with an A.M. Best rating of at least "A-" or its equivalent. Such bonds shall only be released upon full completion of the Acquisition Improvements, the City's written acceptance of the Acquisition Improvements, and payment of all persons furnishing labor and materials.

Section 2.03. Sale of Acquisition Improvements. The Developer agrees to sell to the City each of the Acquisition Improvements to be constructed by Developer (including any rights-of-way or other easements necessary for the Acquisition Improvements, to the extent not already owned by the City), when each of the Acquisition Improvements is completed to the satisfaction of the City and accepted by the City Engineer in writing for an amount not to exceed the lesser of (i) the Available CFD 20 Proceeds and (ii) the Actual Cost of the Acquisition Improvement(s), increased from and after the completion of the Acquisition Improvements until paid in full based on the annual increase, if any, in the CCI from such completion to date of payment (the "Acquisition Price"). Notwithstanding any provision to the contrary, the Developer understands that the Available CFD20 Proceeds for the acquisition of the Acquisition Improvements may not be sufficient to reimburse the Developer for all of the costs and expenses constructing the Acquisition Improvements, or otherwise finance said improvements. Accordingly, Developer acknowledges and agrees that any shortfall in the amount of Available CFD20 Proceeds for the construction and completion of the Acquisition Improvements is the Developer's sole responsibility, and that the Acquisition Price to be paid pursuant to this Agreement will be paid solely from the Available CFD20 Proceeds, or from any proceeds that may become available for such payment through the SPIF Program for an Acquisition Improvement included in the SPIF Program.

Exhibit A, attached hereto and incorporated herein, contains a list of the Acquisition Improvements. Portions of the Acquisition Improvements eligible for Installment Payments

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prior to completion of the entire Acquisition Improvements are described as eligible, discrete and usable portions in **Exhibit B** (each, an "Eligible Portion"). At the time of completion of each Acquisition Improvement, or Eligible Portion thereof, the Developer shall deliver to the City Engineer a written request for acquisition, accompanied by an Actual Cost Certificate, and by executed Title Documents for the transfer of the Acquisition Improvement where necessary. In the event that the City Engineer finds that the supporting paperwork submitted by the Developer fails to demonstrate the required relationship between the subject Actual Cost and eligible work, the City Engineer shall advise the Developer that the determination of the Actual Cost (or the ineligible portion thereof) has been disallowed and shall request further documentation from the Developer. If the further documentation is still not adequate, the City Engineer may update the Actual Cost Certificate to revise or delete any disallowed items and the determination shall be subject to appeal to the Director, whose determination shall be final.

Certain soft costs for the Acquisition Improvements, such as civil engineering, may have been incurred pursuant to single contracts that include work relating also to the private portions of the Project or to multiple Acquisition Improvements. In those instances, the total costs under such contracts will be allocated to each Acquisition Improvement as approved by the City Engineer. Where a specific contract has been awarded for design or engineering work relating solely to an Acquisition Improvement, one hundred percent (100%) of the costs under the contract will be allocated to that Acquisition Improvement. Soft costs will be allocated to each Acquisition Improvement as approved by the City Engineer. The costs of environmental mitigation required to mitigate the impacts of the public and private portions of the Project will be allocated to each Acquisition Improvement as approved by the City Engineer. Pursuant to Section 2.01, all eligible expenditures of soft costs in connection with the Acquisition Improvements (whether as an advance to the City or directly to the design consultant) incurred prior to the Effective Date, as identified in **Exhibit B** attached hereto, shall be reimbursed at the time of first Bond sale, and, thereafter, all additional, eligible soft costs shall be reimbursed at the time of acquisition of the Acquisition Improvements.

Section 2.04. Conditions Precedent to Payment of Acquisition Price. Payment to the Developer or its designee of the Acquisition Price for each Acquisition Improvement shall in every case be conditioned first upon the determination of the City Engineer that the Acquisition Improvement satisfies all City construction standards and specifications, rules, policies, regulations and ordinances and shall be further conditioned upon satisfaction of the following additional conditions precedent:

(a) Lien Releases. The Developer shall have provided the City with lien releases or other similar documentation satisfactory to the City Engineer as evidence that none of the property (including any rights-of-way or other easements necessary for the operation and maintenance of the Acquisition Improvement, to the extent not already owned by the City) comprising the Acquisition Improvement, and the property which is subject to the special taxes of the Community Facilities District, is subject to any prospective mechanics lien claim respecting the Acquisition Improvements.

(b) Payment of Taxes. The Developer shall be current in the payment of all due and payable general property taxes, and all special taxes of the Community Facilities

District, on property owned by the Developer or under option to the Developer within the Community Facilities District.

(c) Certification No Loan Default. The Developer shall certify that it is not in default with respect to any loan secured by any interest in the Project.

(d) Title Documents. The Developer shall have provided the City with Title Documents needed to provide the City with Acceptable Title to the site, right-of-way, or easement upon which the subject Acquisition Improvements are situated. All such Title Documents shall be in a form acceptable to the City Attorney and shall convey Acceptable Title. The Developer shall provide a policy of title insurance as of the date of transfer in a form acceptable to the City Attorney insuring the City as to the interests acquired in connection with the acquisition of any interest for which such a policy of title insurance is not required by another agreement between the City and the Developer. Each title insurance policy required hereunder shall be in the amount equal to the Acquisition Price. The amount paid to the Developer or its designee upon satisfaction of the foregoing conditions precedent shall be the Acquisition Price less all Installment Payments paid previously with respect to the Acquisition Improvement.

(e) Retention for Punch List Work. In the case of a completed Acquisition Improvement suitable for public use, but for which certain punch list work remains to be completed prior to formal acceptance by the City, the City shall retain from the payment of any Acquisition Price for such Acquisition Improvement the amount of one hundred and fifty percent (150%) of the value of punch list work not completed. Upon payment and acceptance of the Acquisition Price, less the retention for any punch list work, for each completed Acquisition Improvement or portion thereof, Developer shall have no further claim for payment from the City with respect to the retentions until completion of the punch list work. The City shall hold the retention amount on all Acquisition Improvements acquired until the punch list work is completed and accepted by the City. Provided, however, in any event, the City will not pay for the acquisition of any completed Acquisition Agreement or portion thereof unless and until the street, drainage or other utility rights of way where they are located have been irrevocably offered to the City for dedication and the remaining conditions precedent to payment under this Section 2.04 are satisfied.

(f) Warranty Bond. The Developer shall provide to City a warranty bond equal to 10% of the Actual Cost of the Acquisition Improvement. Commencement of the one-year warranty period shall start at the time of City's formal acceptance of the Acquisition Improvements in writing.

Section 2.05. Payment for Eligible Portions. The Developer may submit an Actual Cost Certificate to the City Engineer with respect to any Eligible Portion. Payment to the Developer or its designee from the Acquisition and Construction Fund and/or SPIF Set-Aside Fund of an Installment Payment with respect to such Eligible Portion shall in every case be conditioned first upon the determination of the City Engineer, that the Eligible Portion has been completed in accordance with all applicable plans and City construction standards and specifications, rules, policies, regulations and ordinances and is otherwise complete and, where appropriate, is ready for acceptance by the City, and shall be further conditioned upon satisfaction of the following additional conditions precedent:

(a) The Developer shall have provided the City with lien releases or other similar documentation satisfactory to the City Engineer as evidence that the property (including any rights-of-way or other easements necessary for the operation and maintenance of the Eligible Portion, to the extent not already owned by the City) comprising the Eligible Portion is not subject to any prospective mechanics lien claim respecting the Eligible Portion.

(b) The Developer shall be current in the payment of all due and payable general property taxes, and all special taxes of the Community Facilities District, on property owned by the Developer or under option to the Developer within the Community Facilities District.

(c) The Developer shall have provided the City with Title Documents needed to provide the City with Acceptable Title to the site, right-of-way, or easement upon which the subject Eligible Portion is situated. All such Title Documents shall be in a form acceptable to the City Attorney and shall be sufficient, upon completion of the Acquisition Improvements of which the Eligible Portion is a part, to convey Acceptable Title to the Eligible Portion. The Developer shall provide a policy of title insurance as of the date of transfer in a form acceptable to the City Attorney insuring the City as to the interests acquired in connection with the acquisition of any interest for which such a policy of title insurance is not required by another agreement between the City and the Developer. Each title insurance policy required hereunder shall be in the amount equal to the Installment Payment for the Eligible Portion.

(d) Payment and performance bonds, from a bonding company with an A.M. Best rating of at least "A-" or its equivalent, applying to plans, standards and specifications for the Acquisition Improvements approved by the City Engineer, shall be in place to secure completion of the Acquisition Improvements of which the Eligible Portion is a part. As an alternative thereto, Developer may ask the City to retain and reserve the amount of funds in the Acquisition and Construction Fund equal to the estimated cost to complete such Acquisition Improvements in the manner described in Section 2.02(e) above.

(e) The amount paid to the Developer or its designee upon satisfaction of the foregoing conditions precedent shall be the "Installment Payment" with respect to the Eligible Portion.

Section 2.06. Disbursement Request Form. Upon a determination by the City Engineer to pay the Acquisition Price of an Acquisition Improvement pursuant to Section 2.04 or to pay an Installment Payment for an Eligible Portion thereof pursuant to Section 2.05, the City Engineer shall cause a Disbursement Request Form substantially in the form attached hereto as Exhibit C to be submitted to the CFD Administrator for payment from the Acquisition and Construction Fund, up to the Acquisition Price or Installment Payment amount, and the CFD Administrator shall authorize such payment directly to the Developer or its designee of the authorized amount.

In the event that the Actual Cost of the Acquisition Improvements or the Installment Payment for an Eligible Portion is in excess of the amounts then available in the Acquisition and Construction Fund, subject to any retention of funds as security for the work pursuant to Section 2.02(e) and/or for punch list work pursuant to Section 2.04(e), the CFD Administrator and/or the City shall withdraw all funds then available in the Acquisition and Construction Fund and shall



transfer those amounts to the Developer or its designee. The unpaid portion of the Actual Cost, as adjusted by the CCI, shall be paid from funds that may subsequently be deposited in and/or become available for payment from the Acquisition and Construction Fund. Developer understands that the Available CFD 20 Proceeds for the acquisition of the Acquisition Improvements may not be sufficient to reimburse the Developer for all of the costs and expenses constructing the Acquisition Improvements, or otherwise finance said improvements. Accordingly, Developer acknowledges and agrees that any shortfall in the Available CFD 20 Proceeds toward the construction and completion of the Acquisition Improvements is the Developer's sole responsibility, and that the Acquisition Price will be paid solely from the Available CFD 20 Proceeds, or from any proceeds that may become available for such payment through the SPIF Program for an Acquisition Improvement included in the SPIF Program.

Section 2.07. Limitation on Obligations. Notwithstanding any provision to the contrary, in no event shall the District, the Authority or the City be required to pay the Developer or its designee more than the amounts held in the Acquisition and Construction Fund for the Acquisition Improvements under this Agreement.

Section 2.08. Warranties; Maintenance. Developer warrants the Acquisition Improvements as to materials and workmanship and should any failure due to faulty design or materials of the Acquisition Improvements or any parts thereof occur within a period of one (1) year after formal acceptance of the completed Acquisition Improvements by the City in writing, Developer shall promptly cause the needed repairs to be made at its sole cost and expense, without any expense or cost to City and without further reimbursement from the City. Developer shall provide to City, at the time of submittal of each payment request, a warranty bond equal to 10% of the value of each Acquisition Improvement.

City is hereby authorized to make repairs if Developer fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) calendar days after it is given written notice of such failure. In case of emergency where delay would cause serious hazard to the public, the necessary repairs may be made by City without prior notice to Developer. In all cases of failure of the Acquisition Improvements within the warranty period where the City has taken action in accordance with this paragraph, Developer shall reimburse City for any and all costs or expenses, direct and indirect, incurred by the City within thirty (30) calendar days of receiving invoice from the City. If the Developer fails to timely pay such reimbursement, the City may recover such costs or expenses from any and all Available CFD20 Proceeds in the Acquisition and Construction Fund, in addition to any and all remedies at law or in equity.

Any warranties, guarantees or other evidence of continuing obligations of third persons with respect to any Acquisition Improvement to be acquired by the City shall be delivered to the Director as part of the conveyance of the Acquisition Improvement. No later than the time for such conveyance, the Developer shall verify and confirm existence of a funding mechanism acceptable to City for the ongoing maintenance of the Acquisition Improvements in accordance with applicable City standards, policies and ordinances and for such periods as are required by applicable City standards, policies and ordinances.

## ARTICLE III

## MISCELLANEOUS

Section 3.01. Indemnification and Hold Harmless. The Developer hereby assumes the defense of, and indemnifies and saves harmless the City, the Authority, the District, and their respective officers, directors, employees and agents (collectively, the "Indemnitees"), from and against all actions, damages, claims, losses or expenses of every type and description including but not limited to personal injury, or bodily injury including death, as well as from claims for property damage which may arise from the operations of the Developer or its contractors, subcontractors, agents, or employees, to which the Indemnitees may be subjected or put, by reason of, or resulting from or alleged to have resulted from the acts or omissions of the Developer or its contractors, subcontractors, agents or employees arising out of any contract for the design, engineering and construction of the Acquisition Improvements entered into by or for the Developer, or arising out of any alleged misstatements of fact or alleged omission of a material fact made by the Developer, its officers, directors, employees or agents to the District's underwriter, financial advisor, appraiser, district engineer or bond counsel or regarding the Developer, its proposed developments, its property ownership and its contractual arrangements contained in the official statement relating to the District financing (Developer hereby acknowledges that it has been furnished a copy of the official statement for the District and has not objected thereto). Nothing in this Section 3.01 shall limit in any manner the City's rights against any of the Developer's architects, engineers, contractors or other consultants. Except as set forth in this Section 3.01, no provision of this Agreement shall in any way limit the extent of the responsibility of the Developer for payment of damages resulting from the operations of the Developer, its agents and employees. Nothing in this Section 3.01 shall be understood or construed to mean that the Developer agrees to indemnify the Indemnitees for any wrongful acts, willful misconduct, active negligence or omissions to act of the Indemnitees. It is understood that the duty of Developer to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of any insurance certificates or endorsements does not relieve Developer from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply. By execution of this Agreement, Developer acknowledges and agrees to the provisions of this Section and that it is a material element of consideration. The foregoing indemnity obligation of the Developer shall survive the termination or expiration of this Agreement.

Section 3.02. Audit. The City shall have the right, during normal business hours and upon the giving of ten days' written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer (for which the Developer seeks reimbursement pursuant to this Agreement) in constructing the Acquisition Improvements.

Section 3.03. Cooperation. The City and the Developer agree to cooperate with respect to the completion of the financing of the Acquisition Improvements by the District through the levy of the Special Taxes and issuance of Bonds. The City and the Developer agree to meet in

good faith to resolve any differences on future matters which are not specifically covered by this Agreement.

Section 3.04. General Standard of Reasonableness. Any provision of this Agreement which requires the consent, approval or acceptance of either party hereto or any of their respective employees, officers or agents shall be deemed to require that the consent, approval or acceptance not be unreasonably withheld or delayed, unless the provision expressly incorporates a different standard. The foregoing provision shall not apply to provisions in the Agreement which provide for decisions to be in the sole discretion of the party making the decision.

Section 3.05. Third Party Beneficiaries. It is expressly agreed that there are no third party beneficiaries of this Agreement, including without limitation any owners of Bonds, any of the City's, District's or Developer's contractors for the Acquisition Improvements and any of the City's, District's or the Developer's agents and employees.

Section 3.06. Conflict with Other Agreements. Nothing contained herein shall be construed as releasing the Developer or the City from any condition of development or requirement imposed by any other agreement between the City and the Developer, and, in the event of a conflicting provision, the other agreement shall prevail unless the conflicting provision is specifically waived or modified in writing by the City and the Developer.

Section 3.07. Notices. All invoices for payment, reports, other communication and notices relating to this Agreement shall be mailed or e-mailed to:

<p><u>If to the City:</u></p> <p>Chief Financial Officer  City of Folsom  50 Natoma Street  Folsom, CA 95630  E-mail: <a href="mailto:jfrancis@folsom.ca.us">jfrancis@folsom.ca.us</a></p> <p>With a copy to:</p> <p>City Attorney  City of Folsom  50 Natoma Street  Folsom, CA 95630  E-mail: <a href="mailto:swang@folsom.ca.us">swang@folsom.ca.us</a></p>	<p><u>If to the Developer:</u></p> <p>TNHC Russell Ranch LLC  c/o The New Home Company  2220 Douglas Blvd., Suite 240  Roseville, CA 95661  Attention: Mark Stacy  E-mail: <a href="mailto:mstacy@nwhm.com">mstacy@nwhm.com</a></p> <p>With a copy to:</p> <p>Hefner Law  2150 River Plaza Drive, Ste. 450  Sacramento, CA 95833  Attention: Timothy D. Taron  E-mail: <a href="mailto:ttaron@hsmlaw.com">ttaron@hsmlaw.com</a></p>
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Either party may change its address by giving notice in writing to the other party.

Section 3.08. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent reasonably possible.

Section 3.09. Governing Law. This Agreement and any dispute arising hereunder shall be governed by and interpreted in accordance with the laws of the State of California. Any action brought relating to this Agreement shall be held exclusively in a state court in the County of Sacramento.

Section 3.10. Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement.

Section 3.11. Singular and Plural; Gender. As used herein, the singular of any word includes the plural, and terms in the masculine gender shall include the feminine.

Section 3.12. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

Section 3.13. Successors and Assigns. This Agreement is binding upon the heirs, assigns and successors-in-interest of the parties hereto. The Developer may not assign its rights or obligations hereunder, except to successors-in-interest to the property within the District, without the prior written consent of the City, which consent shall not be unreasonably withheld.

Section 3.14. Remedies in General. It is acknowledged by the parties that the City would not have entered into this Agreement if it were to be liable in damages under or with respect to this Agreement or the application thereof, and therefore the Developer hereby waives any and all claims for damages against the City and its officers, agents and employees for breach of this Agreement. This waiver of damages by Developer shall not preclude any action by Developer to specifically enforce the obligations of the City hereunder to review and approve for acceptance and acquisition the Acquisition Improvements constructed by Developer in accordance with the terms hereof and to process applications for payment with the CFD Administrator for payment to Developer from the Acquisition and Construction Fund of the approved Acquisition Price for each of the Acquisition Improvements completed by Developer.

The parties further acknowledge that damages are not a remedy under this Agreement, and thus, while in general each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, the City shall not be liable in damages to the Developer, or to any assignee or transferee of the Developer. The Developer may, without any claim for damages of any kind, in addition to other rights or remedies, institute an action to cure, correct, specifically enforce or remedy any default in the processing of the payments to the Developer specified in this Agreement. Subject to the foregoing, the Developer covenants not to sue for or claim any damages for any alleged breach of, or dispute which arises out of, this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year written above.

**DEVELOPER:**

**TNHC RUSSELL RANCH LLC,  
a Delaware limited liability company**

5/29/2018  
Date

*PC* Mark Stacy  
Signature

Mark Stacy  
Print Name

Authorized Representative  
Title

**CITY OF FOLSOM, A Municipal Corporation:**

6/4/2018  
Date

Evert W. Palmer  
Evert W. Palmer, City Manager

ATTEST:

FUNDING AVAILABLE:

Christa Freemantle 6/5/18  
Christa Freemantle, City Clerk

James W. Francis  
James W. Francis, Chief Financial Officer

ORIGINAL APPROVED AS TO CONTENT:

ORIGINAL APPROVED AS TO FORM:

Pam Johns  
Pam Johns, Director  
Community Development Department

Steven Wang 6/4/18  
Steven Wang, City Attorney

**CERTIFICATE OF ACKNOWLEDGMENT pursuant to Civil Code, Section 1189, must be provided.**

A certificate of acknowledgment in accordance with the provisions of California Civil Code section 1189 must be attached for each person executing this agreement on behalf of Developer. This section provides, at part (b): "Any certificate of acknowledgment taken in another place shall be sufficient in this state if it is taken in accordance with the laws of the place where the acknowledgment is made."

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF SACRAMENTO )

On May 29, 18 before me, Vanessa Griffin, Notary Public, personally appeared Mark Stacy, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature Vanessa Griffin (Seal)



**EXHIBIT A TO THE ACQUISITION AGREEMENT****DESCRIPTION OF ACQUISITION IMPROVEMENTS AND ESTIMATED AMOUNTS**

<b><u>SUMMARY OF ACQUISITION IMPROVEMENTS *</u></b>	<b><u>ESTIMATED AMOUNTS</u></b>
1. Soft Costs	\$ 3,881,853
2. Alder Creek Parkway: E. Bidwell Road to Approximately 300 feet east of roundabout at Alder Creek Parkway/Grand Prairie Road	\$ 19,430,818
3. Zone 4 and 5 Booster Pump Station	\$ 3,264,000
4. Zone 5 Tank and Zone 6 Booster Pump Station	\$ 7,480,000
5. US Highway 50 Crossing Pipeline	\$ 3,100,000
6. Empire Ranch Road: White Rock Road to Approximately 600 feet north of Rough Horse Way	\$ 4,751,000
7. Mangini Parkway: Empire Ranch Road to Approximately 100 feet south of Empire Ranch Road	\$ 38,000
8. Rough Horse Way: Grand Prairie Road to Empire Ranch Road	\$ 91,000
9. Joint Trench - Placerville Road Utility Corridor 69 kV	\$ 1,082,225
10. Alder Creek Parkway Landscape Construction	\$ 3,472,292
11. Grand Prairie Road Landscape Construction	\$ 2,579,349
12. Zone 5 Tank and Zone 6 BPS Landscape Construction	\$ 670,053
<b>ESTIMATED ACQUISITION TOTAL</b>	<b>\$ 49,840,590</b>

*\* NOTE: For this Agreement, Acquisition Improvements Limited to Authorized Facilities described in Resolution of Formation for CFD20, and Components thereof.*

**EXHIBIT B TO THE ACQUISITION AGREEMENT**

**DESCRIPTION OF ELIGIBLE PORTIONS  
OF ACQUISITION IMPROVEMENTS,  
INCLUDING RELATED DESIGN COSTS**

**Soft Costs**

<u>Description</u>	<u>Estimated Acquisition Value</u>	<u>Estimated Completion Date</u>
Improvement Plans	\$ 1,000,000	Jan-18
Plan Check & Inspection Fees	\$ 700,000	Apr-17
Wetland Mitigation	\$ 478,165	Jun-17
Swainson's Hawk Mitigation	\$ 1,703,688	Jun-17
<i>Subtotal</i>	<b>\$ 3,881,853</b>	

**Alder Creek Parkway**

<u>Description</u>	<u>Estimated Acquisition Value</u>	<u>Estimated Completion Date</u>
Earthwork	\$ 4,584,125	Sep-17
Walls and Fencing	\$ 609,175	Jul-18
Roadway Improvements	\$ 4,106,573	Jul-18
Storm Drain	\$ 2,909,714	Dec-17
Hydromodification Basin 25	\$ 986,000	Jul-18
Sanitary Sewer	\$ 1,692,347	Dec-17
Water	\$ 2,704,734	Jan-18
Railroad Crossings	\$ 125,350	Jul-18
Electrical	\$ 512,800	Jul-18
Joint Trench	\$ 1,200,000	Jul-18
<i>Subtotal</i>	<b>\$ 19,430,818</b>	



**Zone 4 and 5 Booster Pump Station**

<u>Description</u>	<u>Estimated Acquisition Value</u>	<u>Estimated Completion Date</u>
Zone 4/5 Improvements	\$ 2,179,000	Jun-18
Booster Pump Station	\$ 1,085,000	Jun-18
<b>Subtotal</b>	<b>\$ 3,264,000</b>	

**Zone 5 Tank and Zone 6 Booster Pump Station**

<u>Description</u>	<u>Estimated Acquisition Value</u>	<u>Estimated Completion Date</u>
Zone 5/6 Improvements	\$ 4,400,000	Jul-18
Zone 5 Tank	\$ 1,650,000	Jul-18
Zone 6 Booster Pump Station	\$ 1,430,000	Jul-18
<b>Subtotal</b>	<b>\$ 7,480,000</b>	

**US Highway 50 Crossing Pipeline**

<u>Description</u>	<u>Estimated Acquisition Value</u>	<u>Estimated Completion Date</u>
Highway 50 Waterline Improvements (Except 30" Water Main)	\$ 2,600,000	Apr-18
30" Water Main	\$ 250,000	Jun-18
Joint Trench	\$ 250,000	Mar-18
<b>Subtotal</b>	<b>\$ 3,100,000</b>	

**Additional On- and Off-Site Backbone Improvements**

<u>Description</u>	<u>Estimated Acquisition Value</u>	<u>Estimated Completion Date</u>
Empire Ranch Road: White Rock Rd. to Approx. 600' north of Rough Horse Way	\$ 4,751,000	Jun-19
Mangini Parkway: Empire Ranch Rd. to Approx. 100' south of Empire Ranch Rd.	\$ 38,000	Jun-19
Rough Horse Way: Grand Prairie Road to Empire Ranch Road	\$ 91,000	Jun-19
Joint Trench - Placerville Road Utility Corridor 69 kV	\$ 1,082,225	Feb-18
<b>Subtotal</b>	<b>\$ 5,962,225</b>	

**Open Space and Landscape Improvements**

<u>Description</u>	<u>Estimated Acquisition Value</u>	<u>Estimated Completion Date</u>
Alder Creek Parkway Landscape Construction	\$ 3,304,756	Mar-19
Grand Prairie Road Landscape Construction	\$ 2,529,556	Mar-19
Zone 5 Tank and Zone 6 BPS Landscape Construction	\$ 670,053	Dec-18
Respites (Alder Creek Parkway & Grand Prairie Road)	\$ 217,329	Mar-19
<i>Subtotal</i>	\$ 6,721,694	
<b>ESTIMATED TOTAL</b>		\$ 49,840,590

**EXHIBIT C TO THE ACQUISITION AGREEMENT**

**DISBURSEMENT REQUEST FORM  
(Acquisition Improvement or Eligible Portion)**

To: Folsom Ranch Financing Authority CFD Administrator (Community Facilities District No. 20)  
Attention: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Phone: \_\_\_\_\_

Re: Community Facilities District No. 20 Disbursement

The undersigned, a duly authorized officer of the Developer, hereby requests a withdrawal from the City of Folsom Community Facilities District No. 20 Acquisition and Construction Fund, as follows:

- Request Date: [Insert Date of Request]
- Withdrawal Amount: [Insert Acquisition Price/Installment Payment]
- Acquisition Improvements: [Insert Description of Acquisition Improvement(s)/Eligible Portion(s) from Exhibits B]
- Payment Instructions: [Insert Wire Instructions or Payment Address for Construction Lender, or Developer or other Developer designee provided by the Developer after termination of direct payments to Construction Lender per Section 2.07]

The undersigned hereby certifies as follows:

The Withdrawal is being made in accordance with a permitted use of the monies pursuant to the Acquisition Agreement and the Withdrawal is not being made for the purpose of reinvestment.

None of the items for which payment is requested have been reimbursed previously from the Acquisition and Construction Fund.

If the Withdrawal Amount is greater than the funds held in the Acquisition and Construction Fund, the CFD Administrator is authorized to pay the amount of such funds (excluding any amounts being retained therein as directed by the City in lieu of Performance and Payment Bonds and/or for punch list work) and to pay remaining amount(s) as funds are subsequently deposited in and/or become available for payment from the Acquisition and Construction Fund, should that occur.

<b>Developer:</b>  TNHC Russell Ranch LLC _____ Authorized Representative	<b>Approved By:</b>  City of Folsom _____ City Engineer
---	---

## EXHIBIT D TO THE ACQUISITION AGREEMENT

### INSURANCE REQUIREMENTS

NOTE: The word "Consultant" in this Exhibit refers to either "Consultant", "Developer" or "Contractor" as the term is used in the Agreement/Contract to which this Exhibit is attached.

A. During the term of this Agreement, Consultant shall maintain in full force and effect at all times during the term of the contract, at its sole cost and expense, policies of insurance as set forth herein:

1. General Liability:

- a. General liability insurance including, but not limited to, protection for claims of bodily injury and property damage liability, personal and advertising injury liability and product and completed operations liability.
- b. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability coverage form CG 0001 (occurrence).
- c. Claims-made coverage is not acceptable.
- d. The limits of liability shall not be less than:  
Each occurrence: One Million Dollars (\$1,000,000)

Products & Completed Operations: One Million Dollars (\$1,000,000)

Personal & Advertising Injury: One Million Dollars (\$1,000,000)

- e. If a general aggregate limit of liability is used, the minimum general aggregate shall be twice the 'each occurrence' limit or the policy shall contain an endorsement stating that the general aggregate limit shall apply separately to the project that is the subject of the contract.
- f. If a products and completed operations aggregate limit of liability is used, the minimum products and completed operation aggregate shall be twice the 'each occurrence' limit or the policy shall contain an endorsement stating that the products and completed operations aggregate limit shall apply separately to the project which is the subject of the contract.
- g. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

2. Automobile Liability:

- a. Automobile liability insurance providing protection against claims of bodily injury and property damage arising out of ownership, operation, maintenance, or use of owned, hired, and non-owned automobiles.
- b. Coverage shall be at least as broad as Insurance Services Office Automobile Liability coverage form CA 0001, symbol 1 (any auto).

- c. The limits of liability per accident shall not be less than:

Combined Single Limit	One Million Dollars (\$1,000,000)
-----------------------	-----------------------------------

- d. If Automobile Liability coverage, as required above, is provided by the Commercial General Liability form, the General Liability policy shall include an endorsement providing automobile liability as required above.

3. Workers' Compensation

- a. Workers' Compensation Insurance, with coverage as required by the State of California (unless the Consultant is a qualified self-insurer with the State of California), and Employer's Liability coverage.
- b. Employer's Liability Coverage with a limit not less than \$1,000,000 per accident for bodily injury and disease.
- c. Consultant shall sign and file with the City department responsible for this Agreement/Contract the Worker's Compensation Certificate contained in the Project Manual.

4. Insurance Required in the Supplementary Conditions: Consultant shall be required to comply with all conditions as stipulated in the Standard Construction Specifications, any supplementary conditions and any special provisions as applicable.

5. Professional Liability Insurance: If required, errors and omissions, malpractice or professional liability insurance with coverage of not less than \$1,000,000 per occurrence.

6. Other Insurance Provisions:

- a. The Consultant's General Liability and Automobile Liability policies shall contain, or be endorsed to contain, the following provisions:
- i. The City, its officials, employees, agents and volunteers shall be covered and specifically named as additional insureds on a separate endorsement as respects liability arising out of activities performed by or on behalf of the Consultant, products and completed operations of the Consultant, premises owned, occupied, or used by the Consultant, or automobiles owned, leased, hired, or borrowed by the Consultant in a form acceptable to the City Attorney.
  - ii. The Endorsement requirement may be satisfied with express provisions in the insurance policy(ies) which identifies any person or entity required to be included as an insured under the policy. A copy of the declarations page identifying the policy number, and pertinent provisions in the policy providing additional insured coverage shall be provided to the City.
  - iii. The policy shall contain no special limitations on the scope of coverage afforded to the City, its officials, employees, agents or volunteers.
- b. For any claims related to the project, the Consultant's General Liability and Automobile insurance coverage shall be primary insurance in their coverage of the City and its officers, officials, employees, agents, or volunteers, and any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.

- c. Any failure to comply with reporting or other provisions of the policies on the part of the Consultant, including breaches of warranties, shall not affect coverage provided to the City, its officers, officials, employees, agents or volunteers.
  - d. The Consultant's Workers Compensation and Employer's Liability policies shall contain an endorsement that waives any rights of subrogation against the City, its officers, officials, employees, agents, and volunteers.
  - e. Each insurance policy shall state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits, non-renewed, or materially changed except after **30 days prior written notice** by certified mail has been given to the City. Ten days prior written notice by certified mail shall be given to the City in the event of cancellation due to nonpayment of premium.
7. Acceptability of Insurers: Insurance is to be placed with insurers with a **Bests' rating of no less than A:VII.**
  8. The Consultant shall furnish the City with Certificates of Insurance and endorsements or insurance binders, signed by a person authorized by the insurer to bind coverage on its behalf, evidencing the coverage required by this section, the Standard Specifications, Special Provisions and/or any Supplementary Conditions. The Consultant shall furnish complete, certified copies of all required insurance policies, including original endorsements specifically required hereunder if requested.
  9. The Consultant shall report, by telephone to the Project Manager within 24 hours, and also report in writing to the City within 48 hours, after Consultant or any Subcontractors or agents have knowledge of, any accident or occurrence involving death of or serious injury to any person or persons, or damage in excess of Ten Thousand Dollars (\$10,000) to property of the City or others, arising out of any work done by or on behalf of the Consultant as part of the contract.
  10. Such report shall contain:
    - a. the date and time of the occurrence,
    - b. the names and addresses of all persons involved, and
    - c. a description of the accident or occurrence and the nature and extent of the injury or damage.
  11. The City, at its discretion, may increase the amounts and types of insurance coverage required hereunder at any time during the term of the contract by giving 30 days written notice.
  12. If the Consultant fails to procure or maintain insurance as required by this section, the Standard Specifications, and any Supplementary Conditions, or fails to furnish the City with proof of such insurance, the City, at its discretion, may procure any or all such insurance. Premiums for such insurance procured by the City shall be deducted and retained from any sums due the Consultant under the contract.
  13. Failure of the City to obtain such insurance shall in no way relieve the Consultant from any of its responsibilities under the contract.

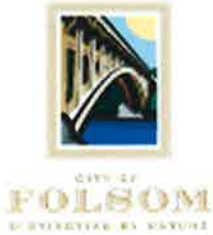
14. The making of progress payments to the Consultant shall not be construed as relieving the Consultant or its Subcontractors of responsibility for loss or direct physical loss, damage, or destruction occurring prior to final acceptance by the City.
15. The failure of the City to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at any time during the term of the contract.
16. In the event Consultant carries Excess Liability Coverage, the Excess Liability Coverage shall apply to any and all claims related to the project on a primary and non-contributory basis, and the City's insurance or self-insurance coverage shall be excess to the Consultant's Excess Liability Coverage.

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to facilitate double-sided printing.*



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE





# Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11095 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Central Valley Engineering and Asphalt, Inc. for the Traders Lane Parking Lot Improvement Project and Appropriation of Funds
<b>FROM:</b>	Public Works Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11095 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Central Valley Engineering and Asphalt, Inc. for the Traders Lane Parking Lot Improvements Project and Appropriation of Funds.

### BACKGROUND / ISSUE

At the April 12, 2022 City Council meeting, the City Council provided direction to City staff to utilize American Rescue Plan Act (ARPA) funds to design and implement improvements to the Traders Lane Parking Lot. On May 15, 2022, the City contracted with Bennett Engineering Services, Inc., to evaluate circulation, design the elimination of the driveway entrance near the intersection of Riley Street and Leidesdorff Street, maintain fire lane access, provide parking for up to three delivery trucks, design irrigation for new tree wells, design a new trash enclosure for the Historic District merchants, and facilitate the installation of parking sensors to expand the Historic District Parking Management Plan. An exhibit of the proposed design and improvement changes is shown in Exhibit B.

The parking lot upgrades would redesign the circulation within Traders Lane. The lot would be re-striped to maintain a one-way clockwise flow, allowing for better ease-of-use and safety during parking and exiting. Current City of Folsom parking spot width standards would replace the existing striping and the addition of the trash enclosure will reduce the parking capacity of the lot by 19. To mitigate this reduction, striping will be extended 120' along Leidesdorff Street towards

Riley Street to allow for up to eight additional parallel parking spaces. The existing granite boulders which line parking spaces along the northern edge of the lot would be removed and replaced with wheel stops.

A thorough tree analysis was performed by the City Arborist, and it was recommended that the existing fruitless mulberry trees be removed as part of this project. Although they are an asset because of the shade they currently provide to the parking lot, it was determined that they are approaching the end of their expected life span as urban trees. Many of the existing fruitless mulberry trees currently exhibit substantial decay and increasing patterns of failure and the project could further impact these trees during demolition, subgrade work, and paving. As these older trees begin to decline, there are no practical means to replace them. For the city to create a succession plan to replace these trees, for future shade to be provided, and for natural beauty to be added to the parking lot, the existing trees should be removed and replaced per the recommendations of the City's Urban Forester.

City staff is aware of the high utilization of this parking lot and plans to minimize the impacts of the construction on Historic District parking wherever possible. Staff will work with the contractor to phase the improvements so that the row of parking spaces directly adjacent to the neighboring businesses will be kept open during construction and staff will work with the Historic District Association to prepare merchants and motorists for any impactful closures. Appropriate notification will be given to the surrounding properties that may be affected. Representatives from the Folsom Historic District Association have been included in preliminary meetings to discuss the project scope and will be kept informed as it progresses.

Public outreach for this project will include the installation of signage indicating details about the project, including tree removal information, a labeled and easy-to-read map of the complete project, and directions to alternative parking locations. These signs will be posted on-site, well in advance of the project start date. In addition to these signs, staff will develop a public outreach program with information about the project. This will include newsletter and e-newsletter articles, a City website page, and letters to the Historic District and Merchants Association, all of which will provide project details, dates, and alternative parking locations.

This project is expected to begin in September 2023 and is anticipated to be completed by November 2023.

### **POLICY / RULE**

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$70,952 or greater shall be awarded by the City Council.

### **ANALYSIS**

Public Works staff prepared the bid package, and the project was publicly advertised on May 1, 2023. On May 31, 2023, the Public Works Department received the following bids:

- |  |               |
|--|---------------|
| • Central Valley Engineering & Asphalt, Inc. | \$ 272,269.00 |
| • B & M Builders                             | \$ 367,575.00 |
| • Martin General Engineering                 | \$ 355,275.00 |

The Engineer's Estimate for this project was \$209,000.00. The Public Works Department has evaluated the bids received and recommends that the contract be awarded to the low-bidder, Central Valley Engineering & Asphalt, Inc.

Staff will use the City's standard Construction Agreement in a form acceptable to the City Attorney.

### **FINANCIAL IMPACT**

The contract with Central Valley Engineering & Asphalt, Inc. would be authorized for \$272,269, with the project budgeted for a total of \$299,496, which will include a ten percent contingency amount of \$27,227 for potential change orders.

Funds in the amount of \$76,070 are budgeted and available for the Trader's Lane Parking Lot Improvement Project utilizing ARPA Funds. Funds in the amount of \$150,426 are available in the 2011 Non-Housing Bond Proceeds Fund (Fund 431) and will require an appropriation to the project. Funds in the amount of \$73,000 are available in the Solid Waste Operating Fund (Fund 540) for the new trash enclosure that will be constructed as part of this project and will require an appropriation to the project.

### **ENVIRONMENTAL REVIEW**

All items of work are categorically exempt from environmental review per CEQA Section 15301-Existing Facilities.

### **ATTACHMENTS**

1. Resolution No. 11095 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Central Valley Engineering and Asphalt, Inc. for the Trader's Lane Parking Lot Improvement Project and Appropriation of Funds
2. Exhibit B - Site Plan

Submitted,

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Mark Rackovan, PUBLIC WORKS DIRECTOR

Attachment 1  
Resolution No. 11095

**RESOLUTION NO. 11095****A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT WITH CENTRAL VALLEY ENGINEERING AND ASPHALT, INC. FOR THE TRADERS LANE PARKING LOT IMPROVEMENTS PROJECT AND APPROPRIATION OF FUNDS**

**WHEREAS**, the City of Folsom desires to remove and replace existing trees, install an irrigation system, resurface and restripe the Traders Lane Parking Lot in Historic Folsom; and

**WHEREAS**, the project was publicly advertised, and the bids were received on May 31, 2023, with Central Valley Engineering & Asphalt, Inc. being the lowest responsible bidder; and

**WHEREAS**, funds in the amount of \$76,070 are budgeted and available utilizing American Rescue Plan Act (ARPA) Funds; and

**WHEREAS**, funds in the amount of \$150,426 are available in the 2011 Non-Housing Bond Proceeds Fund (Fund 431) and will require an appropriation to the project; and

**WHEREAS**, funds in the amount of \$73,000 are available in the Solid Waste Operating Fund (Fund 540) for the new trash enclosure that will be constructed as part of the project and will require an appropriation to the project; and

**WHEREAS**, the contract will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute a Construction Agreement with Central Valley Engineering and Asphalt, Inc. for the Traders Lane Parking Lot Improvement Project in the amount of \$272,269, with the budgeted amount to include a ten percent contingency for a total not-to-exceed amount of \$299,496.

**BE IT FURTHER RESOLVED** that the Chief Financial Officer is authorized to appropriate the following for this project:

- \$150,426 from the 2011 Non-Housing Bond Proceeds Fund (Fund 431)
- \$73,000 from the Solid Waste Operating Fund (Fund 540)

**PASSED AND ADOPTED** on this 22<sup>nd</sup> day of August 2023, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

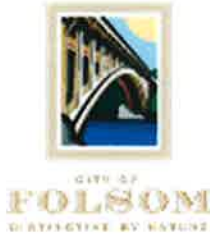
\_\_\_\_\_  
Christa Freemantle, CITY CLERK

# Attachment 2

## Exhibit B – Site Plan







# Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 11097 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and Folsom Police Management Association (FPMA)
<b>FROM:</b>	Human Resources Department

**RECOMMENDATION / CITY COUNCIL ACTION**

The Human Resources Director recommends that the City Council pass and adopt Resolution No. 11097 – A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Management Association (FPMA).

**BACKGROUND / ISSUE**

Employees now represented by the FPMA were previously unrepresented. As such, this is the inaugural Memorandum of Understanding (MOU) between the City of Folsom and the Folsom Police Management Association.

The parties began negotiations on an initial MOU on February 2, 2023, and reached a tentative agreement on July 25, 2023. FPMA ratified the tentative agreement on July 27, 2023. The new proposed MOU is being presented to the City Council on August 22, 2023, for consideration and approval.

**POLICY / RULE**

Government Code Title 1, Division 4, Chapter 10 commonly known as the Meyers-Milias-Brown Act requires that representatives of the Governing Body of a public agency shall meet and confer in good faith regarding wages, hours, and other terms and conditions of employment with representatives of recognized employee organizations. Both parties shall endeavor to reach a tentative agreement within the scope of representation, and, if a tentative agreement is reached and ratified by the respective parties, they shall prepare a written memorandum of understanding.

### **ANALYSIS and FINANCIAL IMPACT**

A tentative agreement was reached by the parties and the proposed Memorandum of Understanding, which will be effective February 16, 2023, (unless otherwise notated) contains the following terms that have some economic impact, as outlined below. The notable provisions are as follows:

1. The MOU term will be February 16, 2023, through December 31, 2025.
2. Each job classification shall have one salary range containing five steps, with approximately 5% between steps.
  - Employee step assignment in the new range shall be equal to the salary the employee is assigned as of February 15, 2023. The cost for the adjustment to the salary ranges will be approximately \$52,540 in the first year in salary and benefit costs.
3. The classification of Police Lieutenant shall receive an increase of 3%. The classification of Police Commander shall receive an increase of 3.5%. The cost for this adjustment is approximately \$66,900 in the first year in salary and benefit costs.
4. A cost-of-living adjustment (COLA) is provided for each subsequent year of the agreement:
  - Year 2: Effective January 1, 2024
    - 3% for all classifications
    - The cost for the second year of the COLA will increase salary and benefits approximately \$66,255.
  - Year 3: Effective January 1, 2025
    - 3% for all classifications
    - The cost for the third year of the COLA will increase salary and benefits approximately \$68,242.
5. Effective February 16, 2023, the classification of Police Commander shall be increased by 3.5%. The cost of the special salary increase will be approximately \$24,548 in the first year in salary and benefits.
6. Legal Defense Plan Legal Services
  - The City will pay the membership rate of the Legal Defense Plan Legal Services for each member, up to a maximum of \$750.00 per employee per calendar year of the contract.
7. A variety of non-economic and clarification language changes were also agreed upon.

**ATTACHMENTS**

1. Resolution No. 11097 - A Resolution Authorizing the City Manager to Execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Management Association.
2. Proposed Memorandum of Understanding between the City of Folsom and the Folsom Police Management Association for the term of February 16, 2023, through December 31, 2025.

Submitted,



---

Allison Garcia  
Human Resources Director

**Attachment 1**

**RESOLUTION NO. 11097**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A  
MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FOLSOM AND  
THE FOLSOM POLICE MANAGEMENT ASSOCIATION**

**RESOLUTION NO. 11097**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FOLSOM AND THE FOLSOM POLICE MANAGEMENT ASSOCIATION**

**WHEREAS**, the City of Folsom and the Folsom Police Management Association have met and conferred in good faith since February 2nd, 2023; and

**WHEREAS**, the parties reached a tentative agreement on July 25th, 2023; and

**WHEREAS**, the members of the Folsom Police Management Association ratified the tentative agreement on July 27th, 2023; and

**WHEREAS**, the City Manager and the City’s negotiation team recommend the City Council adopt the tentative agreement.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOLSOM**, that the City Council adopts the tentative agreement between the City of Folsom and the Folsom Police Management Association for the period of February 16, 2023, to December 31, 2025; and

**BE IT FURTHER RESOLVED**, that the City Council of the City of Folsom authorizes the City Manager to execute a Memorandum of Understanding between the City of Folsom and the Folsom Police Management Association.

**PASSED AND ADOPTED** on this 22nd day of August 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

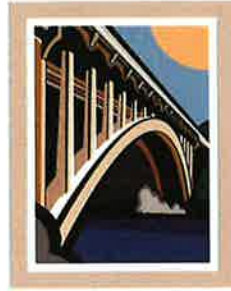
\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**Attachment 2**

**PROPOSED MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF FOLSOM AND THE FOLSOM POLICE MANAGEMENT ASSOCIATION FOR THE TERM OF FEBRUARY 16, 2023, THROUGH DECEMBER 31, 2025.**



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**MEMORANDUM OF UNDERSTANDING**

**BETWEEN**

**CITY OF FOLSOM**

**AND**

**FOLSOM POLICE MANAGEMENT  
ASSOCIATION**

February 16, 2023, through December 31, 2025

FPMA Memorandum of Understanding  
2/16/23 to 12/31/25

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FPMA Memorandum of Understanding  
2/16/23 to 12/31/25

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## PREAMBLE

This Memorandum of Understanding, hereinafter referred to as "the Agreement", entered into by the City of Folsom, hereinafter referred to as "the City", or "the employer", pursuant to Section 3500 et seq. of the Government Code of the State of California and the Folsom Police Management Association, hereinafter referred to as "the Association" or "FPMA" has as its purpose the promotion of harmonious labor relations between the City and the FPMA; establishment of an equitable and peaceful procedure for the resolution of differences; and the establishment of rates of pay, hours of work, and other terms and conditions of employment.

It is understood and agreed that this Memorandum of Understanding (MOU) supersedes and replaces all previous such actions on these points by and between the City of Folsom and the Folsom Police Management Association. Where ordinances and policies that may conflict with the Memorandum of Understanding exist, the Memorandum of Understanding will prevail.

The term "Agreement" as used herein means the written agreement provided under section 3505.1 of the Government Code.

## ARTICLE I - RECOGNITION AND COVERAGE

### A. Recognition:

Folsom Police Management Association is recognized as the exclusive representative, as provided in the City's Employer-Employee Relations Rules for all employees assigned to the Police Management Bargaining Unit in the following classifications and any other classification which is agreed between the parties to be included in the Police Management Bargaining Unit.

Police Lieutenant  
Police Commander

In the event new classifications are established and determined by the City to be in FPMA, the City agrees to notify FPMA and meet and confer over impact of placement if requested by FPMA.

### B. Total Agreement:

This Memorandum of Understanding constitutes a full and complete agreement by the parties and contains all of the matters upon which the parties have reached agreement. Therefore, except as provided herein, the City and the Association, for the duration of this Agreement, each voluntarily and unqualifiedly waives the right,

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and each agrees that the other shall not be obligated to bargain collectively, with respect to any subject or matter referred to or covered in this Agreement, as well as any subject or matter not referred to or covered in this Agreement.

C. Severability of Provisions:

Should any section, clause or provision of this Agreement be declared illegal by final judgment of a court of competent jurisdiction, such invalidation of such section, clause or provision shall not invalidate the remaining portions hereof, and such remaining portions shall remain in full force and effect for the duration of this Agreement. In the event of such invalidation, the parties agree to meet and confer concerning substitute provisions for provisions rendered or declared illegal.

## ARTICLE II – MANAGEMENT RIGHTS

All City rights and functions, except those which are expressly abridged by this Agreement, shall remain vested with the City. The rights of the City include, but are not limited to, the exclusive right to:

- A. Manage the City generally and to determine issues of policy.
- B. Determine the existence of facts which is the basis of management decisions.
- C. Determine the necessity for and organization of any service or activity conducted by the City, and to expand or diminish services.
- D. Determine the nature, manner, means, technology, and extent of services to be provided to the public.
- E. Determine methods of financing.
- F. Determine types of equipment or technology to be used.
- G. Determine and/or change the facilities, methods, technology, means, organizational structure, and size and composition of the work force, and to allocate and assign the work by which the City operations are to be conducted.
- H. Determine and change the number of locations, relocations, and types of operations, processes, and materials to be used in carrying out all City functions, including, but not limited to, the right to contract for or sub-contract any work or operation of the City.
- I. Assign work to and schedule employees in accordance with requirements as

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- determined by the City, and to establish and change work schedules and assignments upon reasonable notice and good faith meet and confer.
- J. Lay off employees from duties because of lack of work or funds, or under conditions where continued work would be ineffective or non-productive.
  - K. Establish and modify productivity and performance programs and standards.
  - L. Dismiss, suspend without pay, demote, reprimand, withhold salary step increases, or otherwise discipline employees for cause.
  - M. Determine minimum qualifications, skills, abilities, knowledge, selection procedures and standards, and job classifications, and to reclassify employees.
  - N. Hire, transfer, promote, and demote employees.
  - O. Determine policies, procedures, and standards for selection, training, and promotion of employees.
  - P. Establish reasonable employee performance standards including, but not limited to, quality and quantity standards; and to require compliance therewith.
  - Q. Maintain order and efficiency in City facilities and operations.
  - R. Establish, publish, and/or modify rules and regulations to maintain order and safety and health in the City. The City agrees to meet and confer on any items that fall within the scope of Government Code Section 3500 et. seq.
  - S. Restrict the activity of an employee organization on the municipal property and on municipal time except as set forth in the City's Personnel Rules.
  - T. Take any and all necessary action to carry out the mission of the City in emergencies.

### **ARTICLE III – NO STRIKE**

FPMA agrees that during the term of this Agreement, neither it nor its officers, employees, representatives, or members will engage in, encourage, sanction, support or suggest any strikes, work stoppages, boycotts, slowdowns, mass resignations, mass absenteeism or any other similar actions which would involve suspension of, or interference with, the normal work of the City of Folsom. In the event that FPMA members participate in such activities in violation of this provision, FPMA shall notify those members so engaged to cease and desist from such activities and shall instruct the members to return to their

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normal duties.

## ARTICLE IV – EMPLOYEE RIGHTS

### A. Union Bank Time:

1. Employees in the bargaining unit may, but are not required to, donate accrued Annual Leave, Holiday Leave, or Furlough Time in no less than one-half (.5) hour increments, into a bank of hours from which designated FPMA representatives may draw time for the purposes of conducting association business, including but not limited to, training programs and seminars. Donated time will be transferred from the donating employee's accrued Annual Leave, Holiday Leave, or Furlough Time to the Union Bank as a one-time donation or from Annual Leave on a regular basis each pay period.
2. The FPMA President or designee must approve, fill out and submit a leave request slip for all employees using the Union Bank. The release of employees on Union Bank Time shall be subject to the needs of the City, as determined by the Police Chief.
3. The FPMA shall submit a request to the Police Chief or designee for the release of employees on Union Bank Time at least 7 calendar days prior to the desired time off or as otherwise approved by the Police Chief.

### B. Non-discrimination:

The City agrees not to discriminate against any employee because of membership in the Association or because of any activities on behalf of the Association. The City further agrees not to discriminate, harass, or repress against any employee as a result of their exercise of their rights under this Agreement, or under Section 3500 et seq., of the Government Code of the State of California.

### C. Access to Personnel Files:

The City shall maintain only one (1) personnel file on each person in the Human Resources Department. A duplicate personnel file shall be maintained at the Police Department. Both files shall be kept secured.

Upon request by an employee, the employee and/or his/her authorized representative may review the personnel files during regular business hours, except where denial of access is authorized by statute.

Information contained in an employee's personnel file shall be confidential and

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available for inspection only to authorized management/administrative personnel and the supervisor of the employee; except, however, that information in an employee's personnel file may be released pursuant to court order, subpoena, or with a release signed by the employee. The department shall notify the employee of the existence of such court order, subpoena, or a motion for court order to gain access to the personnel file prior to the release of any information.

No material which relates to the employee's conduct, attitude, work performance, or service will be included in his/her personnel file without being signed and dated by the author of such material. Before such material is placed in the employee's file, the department head shall provide the employee the opportunity to review the material and sign and date it. A copy of such material shall be provided to the employee. The employee shall have the right to insert in his/her file within thirty (30) days of the employer placing the item in the file, supplementary material and a written response to any item in the file. Such response shall remain attached to the material it supplements for as long as the material remains in the file.

Internal affairs investigations shall be kept in a separate file under the employee's name and shall be purged and destroyed after five (5) years. Such files shall be maintained in the Police Department.

D. Purging Personnel Files:

Upon the request of an employee, and with the approval of the Police Chief, counseling memos and reprimands shall be removed from personnel files after two (2) years. These items, along with disciplinary actions (i.e., suspensions, reductions in pay, and demotions) shall be removed and destroyed after five (5) years in accordance with the City's records retention policy.

## **ARTICLE V – SALARY AND OTHER COMPENSATION**

A. Salary Ranges:

1. The Salary Ranges for each job classification in the Police Management Bargaining Unit are set forth in Attachment XX of this Agreement. The Salary Range for each classification includes applicable Salary Increases (Article V, Section B), and any Special Salary Adjustments (Article V, Section C). These salary ranges shall be effective February 16, 2023. It is understood that implementation of any salary increase, or market adjustment may vary slightly due to rounding.
2. Effective February 16, 2023, the salary range for each classification shall consist of five (5) steps, with approximately 5% between steps.

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3. Effective February 16, 2023:
  - i. The classification of Police Lieutenant shall receive an increase of 3%.
  - ii. The classification of Police Commander shall receive an increase of 3.5%.
4. Employees will be moved to the new salary range and step that is closest to their base salary (base salary as of February 15, 2023) without being lower.
5. Procedures for step advancement, promotion, demotion, transfer, and layoff as set forth in City of Folsom Personnel Rules and Regulations, and the MOU shall apply. Should unusual circumstances or rigid adherence to the current salary range structure cause an unforeseen inequity, the City Manager shall have the right to make adjustments that are in the best interest of the City.

B. Salary Increases:

1. Effective January 1, 2024, all employees shall receive a salary increase of 3%.
2. Effective January 1, 2025, all employees shall receive a salary increase of 3%.

C. Special Salary Adjustment

Effective February 16, 2023, the classification of Police Commander shall receive a special salary adjustment of 3.5%.

D. Market Survey:

The City agrees to conduct a market survey of the classes of Police Lieutenant and Police Commander. The survey shall be concluded not later than 120 days prior to the expiration of this MOU. The parties agree to meet and confer over survey results.

1. The purpose of the study is to determine the relationship of the total compensation for employees in the job classifications identified above when compared to comparable job classifications in the following agencies: City of Elk Grove, City of Rocklin, City of West Sacramento, City of Sacramento, City of Roseville, City of Citrus Heights, and County of Sacramento.
2. Compensation, for purposes of this study, shall constitute the following elements:



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- a. Base salary (top step in the salary range)
  - b. Maximum contribution to healthcare costs
  - c. Uniform Allowance (For any agency providing uniforms but not reporting an allowance, the average allowance will be attributed for comparison purposes)
  - d. Maximum Education/POST/Executive-Level Course Incentive Pay
  - e. Deferred Compensation
3. Study results will identify the mean (average) and relative ranking of the base salary and total compensation, by classification, comparing the City of Folsom to those agencies identified in subsection 1 above.

E. Maintenance of Salary Relationships

The parties agree that maintenance of current salary relationships between this bargaining unit and the sworn personnel in FPOA is a mutual goal. Towards this end, anytime the City decides to adjust the salary for any of these classes, the City agrees to notice and meet and confer with FPMA on the impact of such a decision on employees in the Police Management Bargaining Unit.

F. Deferred Compensation

For employees participating in the City's deferred compensation program, the City agrees to make matching contributions up to \$350.00 per month.

G. Clothing/Uniform Allowance:

1. Plain Clothes Assignments:

When the Police Chief assigns employees to a plain clothes assignment (for more than 3 months consecutively), such employees shall receive a clothing allowance of \$1,000.00 per year. Plain clothes assignments are those assignments that require professional business attire. Other plain clothes assignments that do not require daily wearing of professional business attire may qualify for the allowance based upon individual written approval by the Police Chief. Appropriate justification shall be made for such approval.

The City agrees to pay for the cleaning of plain clothes for those employees assigned to a plain clothes assignment. Employees in a plain clothes assignment may have their department issued uniforms cleaned as needed based upon uniformed or overtime assignments.

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Clothing allowance shall be paid annually in conjunction with bi-annual shift changes, on or before January 20<sup>th</sup> and on or before July 20<sup>th</sup> of each fiscal year. Employees assigned to a plain clothes assignment in January or in July of each year shall receive the annual clothing allowance for the year, payable as described above. Employees assigned to a plain clothes assignment after shift changes will receive a pro-rated clothing allowance.

As provided in subsection 2 below, the City agrees to provide the initial issue of uniforms to all sworn employees and the City shall pay for the cleaning and replacement of all uniforms.

Any proposed change to the uniforms will only be done after meet and confer with the FPMA.

The City agrees to report to PERS the estimated value of \$2,000.00 per fiscal year for each employee for purposes of purchasing, cleaning, maintaining and replacing uniforms.

2. Uniform Issuance/Replacement -- All Employees:

The City will provide the initial issue of uniforms to all employees of the department. The City shall replace any uniform or authorized equipment, which has been lost, stolen, damaged or rendered unserviceable as a result of on-duty activity. Personnel will receive authorization for uniform replacement from their immediate supervisor.

H. Educational Incentive Pay:

1. Employees shall be eligible to receive education incentive pay after the employee has completed their one (1) year probationary period.

Exception: Employees hired into the department as "lateral hires" shall receive education incentive pay upon hire. (Lateral is defined as holding the same or similar title at another agency.)

Exception: Employees promoted to this bargaining group shall receive education incentive pay upon promotion.

2. Police Lieutenants and Police Commanders will be entitled to receive educational incentive pay based on the following:

Employees hired before July 1, 2010, who are in possession of or obtain a Masters of Arts/Masters of Science degree shall receive an incentive of \$400 per month.

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Degrees shall be related to the field of law enforcement of public administration as approved by the Police Chief. Employees hired on or after July 1, 2010, shall not qualify for an incentive for a Masters of Arts/Masters of Science degree.

Payment of Education Incentive will begin effective the first pay period after the employee provides the Human Resources Department with the appropriate documentation, which includes a copy of transcripts or diploma. It is the responsibility of each employee to notify the Human Resources Department of his/her eligibility for education incentive and to provide the appropriate documentation.

Employees who qualify for Education Incentive pay and who received City paid tuition reimbursement (Article V, Section I) as a recognized classification of FPMA (as identified in Article I, Section A) will not receive Education Incentive pay until they have reimbursed the City for the cost of the tuition reimbursement. Once payment is made in full for tuition reimbursement, the Education Incentive will begin and be paid directly to the employee. Reimbursing the City will consist of delaying the incentive pay until an amount equivalent to the tuition reimbursement has been withheld. For example, if an employee qualified for \$400 per month in Education Incentive pay, but had received \$4,000 in total tuition reimbursement, the employee's incentive payment would be delayed 10 months from the Education Incentive effective date.

### 3. POST Management Certificate Pay

- a. A POST Supervisory Certificate is required for all FPMA positions.
- b. Police Lieutenants: A POST Management Certificate is optional but preferred.
  - i. Effective February 16, 2023, Lieutenants who are in possession of a valid POST Management Certificate shall receive an incentive of \$425.00 per month. Payment of POST Management Certificate Pay will begin effective the first pay period after the employee provides the Human Resources Department with the appropriate documentation, which includes a copy of the POST Management Certificate. The City will retroactively pay up to six (6) months of this incentive pay after receipt of a copy of the POST Management Certificate, but in no case, prior to the date Certificate is authorized. It is the responsibility of each employee to notify the Human Resources Department of his/her eligibility and to provide the appropriate documentation.
- c. Police Commanders: A POST Management Certificate is required.

### 4. Executive Development Course Pay

With the advance written approval of the Police Chief, and upon completion, Police

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Commanders who have completed a POST Executive Development Course, or other executive-level course, shall receive \$600.00 per month in addition to their base salary. Payment of Executive Development Course Pay will begin effective the first pay period after the employee provides the Human Resources Department with the appropriate documentation. It is the responsibility of each employee to notify the Human Resources Department of his/her eligibility for Executive Development Course Pay and to provide the appropriate documentation.

I. Tuition Reimbursement Policy:

City will pay 50% of tuition cost up to \$4,000 per fiscal year for regionally accredited Master's degree program if budgeted and preapproved by the Police Chief.

J. Longevity Pay/Law Enforcement Retention Pay:

Longevity Pay will hereinafter be referred to as Law Enforcement Retention Pay and shall be deemed longevity pay and reported to CalPERS as special compensation pursuant to C.C.R. Section 571.

1. Subject to all of the provisions of this subsection, the City will pay employees represented by the FPMA a Law Enforcement Retention Pay differential based on the following formula. The Law Enforcement Retention Pay increments will be paid on a monthly basis.
  - 2 ½% after 10 years of full-time continuous City service;
  - an additional 2 ½% after 15 years of full-time continuous City service;
  - an additional 2 ½% after 20 years of full-time continuous City service

Law Enforcement Retention Pay shall not exceed a total of 7 ½% per month for an employee with twenty or more years of full-time City service.

2. Notwithstanding subsection 1 above, for the period beginning July 1, 2010, and ending June 30, 2011, employee advancement from one Longevity Pay increment to the next increment shall be frozen. Employees who would normally have advanced to a higher increment during this period shall advance to the next higher increment twelve (12) months from their anniversary date and shall not receive any retroactive payment nor shall the elapsed time period between July 1, 2010, and June 30, 2011, be counted for any future advancement.

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K. Bilingual Pay:

1. The Police Chief may designate an employee as eligible to receive a 2.5% Bilingual Pay differential. Upon such designation, the FPMA employee will receive 2.5% of base rate.
  - a. Employees eligible for Bilingual Pay must (1) speak a foreign language as identified by the City; (2) agree to utilize his/her bilingual ability on the job; and (3) demonstrate bilingual proficiency satisfactory to the Director of Human Resources. Such assignments shall be in writing and must be renewed on an annual basis.
  - b. Employees shall maintain the necessary training and certification standards established by the City to continue to receive bilingual pay. All employees receiving bilingual pay shall have their bilingual performance included as part of the employee's City performance evaluation. Performance that falls below "meets expectations" may subject the employee to loss of bilingual pay.

L. One-Time Adjustment Pay

As required by Attachment XX, effective the first full pay period after ratification and approval of the Memorandum of Understanding between the City of Folsom and FPMA, but no later than July 1, 2023, the City shall provide a one-time, non-PERSable, lump sum payment to certain employees in FPMA as follows:

- a. 5.3% of their base salary under the 89A salary range on 11/23/22, for anyone promoted to Lieutenant between 11/19/19 and 12/31/21; and
- b. 1% of their base salary under the 89A salary range on 11/23/22, for anyone promoted to Lieutenant between 1/1/22 and 9/30/22.

## ARTICLE VI – RETIREMENT

A. Public Employees Retirement System (PERS) -- Formula:

1. All safety employees hired prior to June 30, 2010 shall receive the retirement benefit of 3% @50. All safety employees hired on or after July 1, 2010 but prior to January 1, 2013 shall receive the retirement benefit of 2% @50. All employees hired on or after January 1, 2013 shall receive the retirement benefit of 2.7% @57 or as specified in the California Public Employee's Pension Reform Act of 2013 (PEPRA).
2. All miscellaneous employees hired prior to June 30, 2010 shall receive the

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retirement benefit of 2.7%<sup>1</sup>@55. All miscellaneous employees hired on or after July 1, 2010 shall receive the retirement benefit of 2%<sup>1</sup>@55. All employees hired on or after January 1, 2013 shall receive the retirement benefit 2%<sup>1</sup>@62 or as specified in the California Public Employee's Pension Reform Act of 2013 (PEPRA).

3. All employees hired prior to June 30, 2010, shall receive the retirement benefit based on the single highest twelve (12) months of compensation.

All employees hired on or after July 1, 2010, shall receive the retirement benefit based on the employee's highest average monthly compensation during thirty-six (36) consecutive months of employment as provided in state law pertaining to PERS.

**B. Public Employees Retirement System (PERS) – Retirement Benefit:**

1. Safety employees shall pay 9% of the employee share of retirement and miscellaneous employees shall pay 8% of the employee share of retirement.
2. The City agrees to continue Government Code Section 20691, Conversion of Employer Paid Member Contributions (EPMC), for miscellaneous employees.
3. Employees hired on or after January 1, 2013, will pay the employee contribution as required by PERS, if different from Item 1 above.

**C. Retiree Health Insurance:**

1. Existing employees who retire<sup>1</sup> from City service on July 1, 2007, or later may participate in the health insurance plans made available by the City for active employees. The amount of the City's monthly contribution shall be determined as set forth below. Any costs that exceed the maximum paid by the City towards retiree health insurance costs shall be borne by the retiree.
  - a. Employees who retire with less than 5 years of service<sup>2</sup> shall not be eligible to receive any City contribution toward the cost of retiree health insurance.

<sup>1</sup> "Existing employees" are exclusively permanent and/or probationary employees of the City of Folsom on the date this Addendum is approved by the Folsom City Council. "Retire" or "retiree" is defined as any classified City employee who (1) applies for retirement with the Public Employees' Retirement System (PERS) within ninety (90) days after terminating employment with the City; and (2) receives a PERS retirement benefit.

<sup>2</sup> "Service" is defined as full time (or equivalent) continuous permanent and/or probationary employment status with the City of Folsom.

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- b. Employees who retire with more than 5 years of service shall qualify for a monthly City retiree health insurance contribution.
  - (1) Subject to the maximum set forth in Item 1.c. below, the City retiree health insurance contribution shall be as follows:
  - (2) Retiree only – an amount equal to the City’s contribution towards active employee health insurance for the category of “employee only.”
  - (3) Retiree and one dependent – an amount equal to the City’s contribution towards active employee health insurance for the category of “employee plus one.”
  - (4) Retiree and two or more dependents - an amount equal to the City’s contribution towards active employee health insurance for the category of “employee plus one” plus \$100.
  
- c. The City’s monthly contribution toward the cost of retiree health insurance shall not exceed the maximum monthly contribution paid by the City to active employee health insurance for the categories of employee only (for retiree only), employee plus one (for retiree plus one dependent), and employee plus one plus \$100 (for retiree plus two or more dependents), as of January 1, 2012.
  - (1) The January 1, 2012, cap for each category shall be adjusted each January thereafter by an amount not the exceed 3%, depending on the percent increase in the Consumer Price Index (CPI), U.S. Department of Labor, for November - November of the previous year, Index CPI-W, Urban Wage Earners and Clerical Workers, Series #CWUR0400SA0, United States. (Example, if the cost of living for the specified period increases by 2%, the cap shall be increased by 2%. If the cost of living for the specified period increases by 4%, the cap shall be increased by 3% (cost of living increases in the cap shall be rounded to the nearest tenth.)
  
- 2. The City shall contribute \$25 per pay period into a Health Retirement Arrangement (HRA) for each probationary/permanent employee hired after May 8, 2007. The principles governing the HRA shall be established by the Internal Revenue Service (IRS) and the City Human Resources Department.

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D. Pre-retirement Optional Settlement 2W Death Benefit (Survivors):

The City's contract with the Public Employees' Retirement System (PERS) includes Government Code Section 21548, Pre-Retirement Optional Settlement 2W Death Benefit.

E. Retiree Dental and Vision Insurance:

Effective the first full pay period after approval of this MOU by the City Council, employees who retire from City service must have at least 120 months of continuous service as a City employee to qualify for dental and vision insurance benefits provided to active employees. The City shall contribute 5% of the premium per year of City service, up to an 80% City contribution.

F. Social Security Retirement Plan:

Employees in the Police Bargaining Unit shall maintain enrollment in the federal Social Security System (F.I.C.A.).

## ARTICLE VII – INSURANCE

The City's obligation for health, dental, vision, life and disability insurance coverage is limited to plan contribution. Plan content, including eligibility criteria, is determined by the respective carriers.

A. Health Insurance:

1. Beginning January 1, 2011, the City's maximum monthly contribution for active employee health insurance coverage shall be adjusted annually to an amount equal to 50% of the increase above the 2010 Kaiser monthly premium rate for employee only category (\$507.89), employee plus 1 category (\$1,015.78), and employee plus 2 or more category (\$1,320.52), rounded to the next whole number.

Example:

Employee only category: The 2010 monthly premium for Kaiser employee only is \$507.89 and the City's maximum monthly contribution is \$486.00. If this premium increases by 10% for 2011, or to \$558.68, the City's contribution for 2011 for the employee only category would be computed as follows:  $\$558.68 - \$507.89 = \$50.79$ ,  $\$50.79 \times 50\% = \$25.40$ ,  $\$486.00 + \$25.40 = \$511.40$ . After rounding to the next whole number, the City's



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maximum contribution for health insurance for the employee only category would be \$511 per month.

Employee plus 1 category: The 2010 monthly premium for Kaiser employee plus 1 is \$1,015.78 and the City's maximum monthly contribution is \$972.00.

If this premium increases by 10% for 2011, or to \$1,117.36, the City's contribution for 2011 for the employee plus 1 category would be computed as follows:  $\$1,117.36 - \$1,015.78 = \$101.58$ ,  $\$101.58 \times 50\% = \$50.79$ ,  $\$972.00 + \$50.79 = \$1,022.79$ . After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 1 category would be \$1,023 per month.

Employee plus 2 or more category: The 2010 monthly premium for Kaiser employee plus 2 or more is \$1,320.52 and the City's maximum monthly contribution is \$1,263.00. If this premium increases by 10% for 2011, or to \$1,452.57, the City's contribution for 2011 for the employee plus 2 or more category would be computed as follows:  $\$1,452.57 - \$1,320.52 = \$132.05$ ,  $\$132.05 \times 50\% = \$66.03$ ,  $\$1,263 + \$66.03 = \$1,329.03$ . After rounding to the next whole number, the City's maximum contribution for health insurance for the employee plus 2 or more category would be \$1,329 per month.

2. Employees who select a health plan with higher monthly premiums than the maximum monthly premium paid by the City (Section A, item 1 above) shall pay the difference through payroll deduction. Should employees select a health plan with lower monthly premiums than the maximum monthly premium paid the City, the City's contribution shall be limited to the cost of the monthly premium.
3. High Deductible Health Plans
  - a. The City agrees to offer two High Deductible Health Benefit Plans offered by the health benefit plan carriers.
  - b. The City agrees to make available a Health Savings Account (HSA) to eligible active employees who select either of the High Deductible Health Benefit Plans.
  - c. Fifty percent (50%) of the difference between the City's monthly contribution towards the cost of the Kaiser HMO Health plan premiums as set forth in Article XX, Section XX of the MOU and the monthly premium for a High Deductible Health Plan shall be contributed into the employee's HSA. Tax status of contributions, contribution amounts, and use of HSA funds shall be in accordance

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with federal and state law.

4. Health Insurance – Cash Back

- a. Probationary or permanent employees, who certify to the Human Resources Department that they have group health insurance coverage with comparable benefits to health plans offered by City, may decline to participate in City health insurance coverage.
- b. Employees who decline to participate in City health insurance coverage shall receive a cash back payment from the City of \$300 per month for each month the employee does not participate in City health insurance coverage.
- c. Employees who have declined to participate in City health plan coverage pursuant to this section may enroll in City health plan coverage only during the annual open enrollment period.
- d. This section shall be administered pursuant to procedures established by the City's Human Resources Department.
- e. Employees who decline health insurance coverage shall continue to be eligible to participate in the City's vision and dental plans.
- f. An employee whose spouse is employed by the City and receives health insurance is also eligible to receive the cash back payment.

B. IRS 125 Reimbursement Account:

The City will provide access to an IRS 125 Reimbursement Account. Employees may participate in the account pursuant to administrative procedures established by the City.

C. Health Benefits Labor-Management Committee:

The parties agree to participate in a city-wide Health Benefits Labor-Management Committee to review existing health benefit programs, plan changes, and cost containment. The Health Benefits Labor-Management Committee shall be open to all employee organizations representing City employees. FPMA may select up to two representatives to participate in Committee meetings. Employees who participate in Committee meetings shall do so without loss of compensation.

D. Dental Insurance:

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Dental insurance will be provided by Delta Dental Plan. Effective the first full pay period after approval of this MOU by the City Council, the City will contribute 80% of the monthly premium for an employee, employee and dependent, or employee and family as set forth in the plan document.

E. Vision Care:

Vision coverage will be provided Vision Services Plan. Effective the first full pay period after approval of this MOU by the City Council, the City will contribute 80% of the monthly premium for an employee, employee and dependent, or employee and family as set forth in the plan document.

F. Life Insurance:

The City agrees to continue to pay premiums to provide \$60,000 life insurance coverage and \$60,000 accidental death and dismemberment coverage for employees in the bargaining unit for the term of this Agreement.

Eligible dependents shall receive \$2,000 life insurance coverage.

G. Short Term Disability Program:

The City agrees to provide a Short-Term Disability Insurance Program as provided in the plan document, with the City paying 100% of the monthly premium rate for the weekly indemnity insurance program (short term disability) of 60% of salary for 26 weeks. The waiting period for initiation of benefits under the plan shall be 12 calendar days. This program is for non-job-related injuries or illness.

H. Long Term Disability Program:

The City agrees to provide a long-term disability program for employees in the bargaining unit as provided in the plan document. The plan shall provide for a maximum benefit of 60% of salary, up to age 65. This program is for non-job-related injuries or illness.

## **ARTICLE VIII – HOURS OF WORK AND OVERTIME**

A. Overtime:

Overtime may be required of any employee when the Chief of Police or designee determines it to be in the best interest of the City. This includes special events for

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which the City is reimbursed for the cost of FPMA personnel.

At the Chief of Police’s discretion, overtime will also be paid for any emergency response hours worked outside an employee’s scheduled hours of work.

Time worked in excess of eight (8) hours in a day shall not count in determining whether an employee has worked in excess of forty (40) hours in a week.

The overtime rate of pay shall be either 1½ times the hourly rate of salary with respect to cash payment; or 1½ hours for each hour worked with respect to compensatory time off (CTO). Compensatory time off hours shall be included on payroll stubs.

**B. Management Leave:**

Employees shall receive management leave at a rate of 80 hours annually based on a fiscal calendar. Such leave shall be posted to affected employees on July 1<sup>st</sup> each year. Employees hired or promoted with less than 12 months’ of service in the Police Management Unit shall accrue management leave on a prorated basis.

A member of FPMA who works substantially more than 80 hours per year without compensation, may be allocated up to 20 additional hours (for a total of 100 hours per year) of management leave. Annually, the Police Chief may provide a list to the City Manager of those employees they feel are deserving of the additional management leave. A list of regularly performed duties in excess of compensated hours shall be included with each employee's name. The list shall be submitted for the City Manager's review and approval no later than July 1 of each year. All such requests are subject to final approval by the City Manager.

**ARTICLE IX – LEAVES**

**A. Annual Leave:**

1. Employees shall receive the following Annual Leave credits:

Non-shift personnel (40-hour work week):

<b>Length of Service</b>	<b>Annual Leave Allowance</b>
0 – 5 years	16.34 hours per month
5 – 10 years	19.34 hours per month
10 – 15 years	22.34 hours per month
15+ years	24.34 hours per month

Shift personnel:

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<b>Length of Service</b>	<b>Annual Leave Allowance</b>
0 – 5 years	17.00 hours per month
5 – 10 years	20.00 hours per month
10 – 15 years	23.00 hours per month
15+ years	25.00 hours per month

2. Except as specified in Article IX, Section B below, employees shall not accrue sick leave. However, employees who have accumulated sick leave hours shall retain such hours and may use such leave credits pursuant to Article IX, Section B, below.
3. Annual leave credits may be used for any approved absence, including vacation and illness or injury. When annual leave is used for vacation, it will be scheduled pursuant to City Personnel Rules. When annual leave is used for illness or injury leave (e.g., sick leave) purposes, it will be taken pursuant to Article IX, Section B of this MOU.
4. Employees with annual leave balances that exceed the annual leave caps of 400 as of the date of ratification of this MOU by City Council, may retain such balances until the annual leave balances are reduced to the new cap.
  - a. To avoid exceeding the maximum of 400 hours of accumulated annual leave, the City may direct an employee to take time off on annual leave. However, in the event the City does not approve annual leave for an employee in an amount sufficient to reduce accumulated annual leave to 400 hours, the number of hours that exceed 400 hours shall be rolled over into sick leave until the annual leave balance is reduced to the cap.
5. Cash Out of Annual Leave
  - a. Employees may cash out up to 40 hours of annual leave per fiscal year.
  - b. Annual leave shall be cashed out pursuant to procedures established by the City Human Resources Department.
  - c. Accrued annual leave shall be cashed out upon separation of employment with the City on an hour-for-hour basis.
6. Annual vacation requests shall be approved based on department policy as approved by the Chief of Police.

**B. Sick Leave:**

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1. Sick leave may be used by employees for purposes enumerated in City Personnel Rules.
2. The City's contract with CalPERS permits sick leave to be converted to service credit for purposes of retirement (Government Code section 20965).
3. Accrued sick leave shall not be cashed out.
4. There shall be no maximum on the number of hours of sick leave an employee may accrue (bank).

C. Holidays:

Employees who are assigned by the Police Chief to work shifts shall cease accruing Holiday Leave time; instead, such employees shall receive a 6% Holiday Pay differential. Holiday Pay shall be multiplied by the employee's base salary. Employees with accrued Holiday Leave credits on the books may take such time off in the same manner as Annual Leave. Holiday Pay shall be compensable for retirement (PERS) purposes.

D. FPMA Catastrophic Leave Bank:

1. The purpose of the FPMA catastrophic time bank is to enable employees to receive and donate accrued annual leave, sick leave, and compensating time off (CTO) credits to assist employees who have no leave and who will suffer a financial hardship due to a prolonged illness or injury to themselves or a member of the immediate family as defined in City Personnel Rules. The following conditions shall apply:
  - a. Catastrophic Leave will be available only to employees who have exhausted all of their own paid leave through a bonafide serious illness or injury.
  - b. The City shall administer the time bank.
  - c. An employee may be on disability insurance and use the time bank credits in the same manner that sick leave is used to supplement disability insurance benefits.
  - d. All donations are to be confidential, between the donating employee and the City.
  - e. Employees donating to the time bank must have forty (40) hours of annual leave or sick leave available after making a donation.
  - f. Donating employees must sign an authorization form (prepared by the City). Employees relinquish all rights and claims to hours donated. Donor specific time does not require exhaustion of accrued leave time

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- by recipient.
- g. Donations shall be subject to applicable tax laws.
- h. Availability of catastrophic leave time shall not delay or prevent the City from taking action to medically separate or disability retire an employee.
- i. The City may require a physician's statement stating that the presence of the employee who is requesting catastrophic leave time to care for an ill or injured immediate family member is necessary.

## ARTICLE X – MISCELLANEOUS

### A. Fitness for Duty:

1. The City may require an employee to submit to a medical examination by a physician designated by the City to evaluate the capacity of the employee to perform the work of the employee's position. The decision to require an employee to submit to such medical examination shall be based upon reasonable cause to believe, by the employee's department head or designee, that the employee is unable to perform the work of the employee's position. The City shall pay the cost of such examination.

The physician shall make a written report to the City. Information provided by the City's physician shall be kept confidential. A copy of the physician's report shall be given to the employee.

After consideration of the report and other pertinent information, the City will take steps in accordance with State and Federal law regarding disabilities. If the City concludes the employee is unable to perform the work of his/her present position, the City may demote or transfer the employee to an appropriate position, including one of less than full time. If it is concluded that the employee is unable to perform the duties of his/her position and the employee cannot be demoted or transferred to another position, the employee's employment with the City may be terminated. Any such action shall be considered non-disciplinary. An employee who is terminated because he/she is unable to perform the duties of his/her position shall be placed on paid administrative leave until the date of separation.

An employee terminated pursuant to this section may elect, at the employee's cost, to an examination by a physician of the employee's choice. If the employee's physician finds the employee fit to perform his/her job duties the employee shall have the right to submit the matter to binding arbitration, pursuant to Article XI of this MOU.

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After weighing the evidence submitted by both parties, the employee may be reinstated if the arbitrator determines that the employee is fit to perform the duties of his/her former position. Reinstatement shall not require current eligibility on any city employment list. The arbitrator may elect to pay the employee for some or all of the time between the termination date and the date of the arbitrator's award.

2. This section shall not supersede any rights and/or remedies the parties may have pursuant to the California Workers Compensation system and Labor Code.
3. The parties agree to meet during the term of this agreement to review policies and statutes that govern Fitness for Duty and ensure compliance with state law.

**B. City Vehicle Use:**

City vehicles shall be assigned at the discretion of the Chief of Police.

**C. Probationary Period:**

The City will require a 12-month probationary period for all classes in the police management bargaining unit. All regular employees shall serve a 12-month probationary period upon appointment to a classification in the police bargaining unit. Probationary periods may be extended consistent with City Personnel Rules.

**D. Permanent Part-Time Employees:**

Permanent part-time employees are employees hired off an eligible list and who work at least 20 hours per week and not more than 39 hours per week.

The City agrees to pay 100% of the health, dental, and vision insurance premiums for the employee-only category for permanent part-time employees. Permanent part-time employees shall have the option to purchase dependent coverage through the City at rates established by the City's health, dental and vision insurance carriers. When a permanent part-time employee purchases dependent coverage, the employee shall pay the difference between the amount paid by the City for employee-only coverage and the cost of the dependent coverage.

Other benefits provided in the Memorandum of Understanding (MOU) between the City and the FPMA shall be allocated to permanent part-time employees on a pro-rata basis.



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E. Voluntary Wellness Program:

The Police Department will implement a Voluntary Wellness Program for employees. The purpose of the program is to encourage the proper physical conditioning and health of law enforcement personnel. The department shall determine specific procedures and policies; however, key elements shall include:

1. Regular exercise regimen. Employees shall be granted up to four hours (not to exceed one hour per shift) of release time per workweek to exercise, call load permitting. Such time shall be scheduled at the discretion of appropriate supervisory personnel.
2. Participation in an annual "baseline" physical evaluation conducted by the department.
3. The Chief of Police shall be authorized to implement program changes which benefit additional members of the FPMA. Those additions will be published consistent with department directives.

F. Personal Leave Time

1. Any Personal Leave Time (PLT) earned by employees and still remaining on the books may be used by employees for time off on an hour for hour basis until the employee has exhausted the bank. Use of PLT time shall be subject to the following:

PLT may be used by employees for time off on an hour for hour basis until the employee has exhausted the bank. Use of PLT time shall be subject to the following:

- a. Use of PLT shall be subject to the operating needs of the Police department.
- b. Use of PLT shall not cause the Police department to backfill behind an employee using PLT.
- c. PLT shall have no cash value and may not be cashed out. If an employee terminates employment with the City or retires, any PLT remaining in the bank shall be surrendered with no value to the employee.

G. Mutual Aid Assignments

All personnel assigned by the Chief of Police to provide Mutual Aid to another public

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agency will be compensated (portal to portal) from time of assignment to their return to the police headquarters. While on Mutual Aid assignment, personnel will be compensated at their regular rate of pay during their normally assigned shifts. Personnel assigned to work on days off shall be compensated at the overtime rate.

Specific policies and procedures applicable to Mutual Aid assignments shall be determined by the department.

H. Fraternal Order of Police (FOP) Legal Defense Plan Legal Services

For the duration of this MOU, the City agrees to pay the actual individual membership rate of the Fraternal Order of Police (FOP) Legal Defense Plan (previously known as CPOA Legal Services Program) for each member of the Police Management Bargaining Unit, up to a maximum of \$750.00 per employee per calendar year.

## **ARTICLE XI – GRIEVANCE PROCEDURE**

A. Definition:

The term "Grievance" as used in this Agreement is limited to a complaint or request of an employee, group of employees, or FPMA which involves the interpretation, application, or compliance with the provisions of this Agreement or City Rules.

B. Time Limits:

Grievances not presented within the time limits established for each step of this procedure shall not be considered. Should the City fail to answer within the established time limits, the grievance may be processed to the next level and the failure to answer shall be given the appropriate weight by the arbitrator.

When days are used in this article for the purpose of establishing time limits, those limits will be presumed to have been met when the appropriate forms are either personally delivered to the affected party or deposited in the U.S. mail, as evidenced by the appropriate postmark.

Time limits may be waived by mutual agreement between the parties. As referred to in this article, all "days" are "calendar days."

C. Presentation:

An employee and/or FPMA representative may present a grievance while on duty,

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provided such presentations and discussions do not disrupt City operations and are kept to a reasonable minimum.

D. Procedure:

All grievances as defined herein shall be processed in accordance with this procedure. All grievances, beginning at Step 2 shall be filed on forms provided by the City for that purpose. FPMA may refuse to represent a grievant and the City may refuse to consider a grievance in those circumstances where the aggrieved party has not followed this procedure.

1. STEP 1. Within fifteen (15) days of the act(s) and/or omission(s) giving rise to the grievance or within fifteen (15) days of the time the employee or FPMA should reasonably have been aware of said act(s) and/or omission(s), the grievance shall be discussed informally with the person or persons most directly responsible for the circumstances which gave rise to the grievance. If the grievance is not resolved within fifteen (15) days of the date on which it is first presented at Step 1, the grievant may proceed to Step 2.
2. STEP 2. Within fifteen (15) days of receipt of the Step 1 answer, or if no answer is given, within thirty (30) days of the Step 1 meeting, the grievant, if still dissatisfied, shall file with the Police Chief, a formal written grievance. Within fifteen (15) days of the receipt of the formal grievance the Police Chief or designee shall meet with the grievant to discuss the matter. The Police Chief or designee shall respond to the grievant, in writing, within fifteen (15) days of the Step 2 meeting. The Step 2 response shall include the position of the Police Department and the reasons therefore, as related to the grievance.
3. STEP 3. Within fifteen (15) days of the Step 2 response or, if no Step 2 response is received, within thirty (30) days of the Step 2 meeting, the grievance may be presented in writing to the City's Employee Relations Officer. The Employee Relations Officer shall conduct such investigation as is deemed appropriate and shall issue a written determination within thirty (30) days of the date on which the grievance is first presented at Step 3. If the Employee Relations Officer fails to issue a written determination within the prescribed period of time or if the determination is not satisfactory to the grievant, the grievant may request that the matter be submitted to binding arbitration.

Matters involving the interpretation or application of this Agreement may only be submitted to Step 4 by FPMA. Employees may submit matters of discipline to arbitration pursuant to Article XII of this Agreement.

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4. **STEP 4.** A request for binding arbitration shall be made in writing to the Employee Relations Officer within fifteen (15) days of the date which the grievant received a copy of the written determination of Step 3, or in the event that no Step 3 answer is received, within forty-five (45) days of the date of the Step 3 meeting. The arbitration shall be conducted in accordance with City of Folsom Personnel Rules and Regulations 3.01.050-3.10.080.

The panel's decision shall be final and binding on the City, FPMA, and the grievant. The panel shall have no authority to add to or delete from the terms of this Agreement or City rules. All fees and costs of the arbitrator and court reporter, if any, shall be borne equally by the parties. In matters of discipline, which have not been submitted to arbitration by FPMA, all costs will be split between the parties to the arbitration and shall not include FPMA.

## **ARTICLE XII – DISCIPLINE PROCEDURE**

A. Policy:

It is the policy of the City that discipline of City employees be imposed on an appropriate and consistent basis. When an employee engages in misconduct or when job performance is unsatisfactory in the judgment of the City, disciplinary action may be initiated. This article modifies disciplinary procedures identified in City Personnel Rules.

B. Definition:

As used herein, "disciplinary action" means suspension without pay, reduction in pay, demotion, or dismissal.

C. Persons Authorized to Initiate Disciplinary Action:

Discipline may be initiated by those authorized in the City Personnel Rules.

D. Definitions:

1. **Permanent Status:** This article shall only apply to employees with permanent status with the City.
2. **Probationary Status:** An employee in probationary status shall have no right to grieve or arbitrate release from probationary appointment.

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E. Cause for Disciplinary Action:

Discipline shall be for cause. Examples of conduct or performance deficiencies that may warrant discipline include, but are not limited to (more examples can be found in the City Personnel Rules):

- a. Misstatement of facts during the hiring process
- b. Falsification of an entry on a City document (e.g., time card, expense report)
- c. Disclosure of confidential information
- d. Insubordination or willful disobedience
- e. Incompetence, inefficiency or unsatisfactory job performance
- f. Discriminatory, discourteous, or unbecoming behavior
- g. Theft, misuse or unauthorized use or possession of City property
- h. Dishonesty
- i. Misconduct, i.e., any behavior that brings harm or discredit to the City
- j. Being under the influence of illegal drugs or alcohol or possessing illegal drugs while on City property or on official business
- k. Conviction of a felony or misdemeanor that involves moral turpitude, or any other conviction or pleas of nolo contendere (no contest) or diversion for such offense, which adversely affects, or brings discredit to, the City
- l. Excessive absence or tardiness
- m. Absence without approved leave
- n. Violation of a City rule, policy, or procedure
- o. Soliciting outside work for personal gain during the conduct of City business; engaging in outside employment for any business under contract by the City; participating in any outside employment that adversely affects the employee's City work performance; and engaging in unauthorized outside employment
- p. Loss or failure to maintain any license, certification, and/or clearance which is required as a minimum qualification or condition of employment for the employee's position

F. Preliminary Notice of Disciplinary Action:

1. A copy of the preliminary notice of disciplinary action shall be served upon the employee either personally, or by first class mail and certified mail, return receipt requested, to the last known address of the employee. The last known address shall be deemed to be the address that is within the employee's official personnel file. If notice is provided by mail, the employee should be deemed to have received notice ten (10) workdays after the date of mailing.

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2. The Preliminary Notice shall include:
  - a. A statement of the nature of the disciplinary action;
  - b. The effective date of the disciplinary action;
  - c. A statement of the reasons for the disciplinary action citing the item(s) under Article XII, Section E, General Orders, or the Personnel Rules which have been violated;
  - d. Any supporting material or documentation;
  - e. A Preliminary Notice of Disciplinary Action shall be valid provided it contains a statement advising the employee of the right to request a Skelly Meeting, the manner and time in which the request for a Skelly Meeting must be made, and the required content of the request for a Skelly Meeting; and
  - f. The name and address of the person to whom all written communication regarding this Skelly Meeting [alternatively, matter] shall be sent.”

G. Skelly Meeting:

1. An employee who is subject to disciplinary action shall have the right, within five (5) workdays after receiving a Proposed Notice of Disciplinary Action to request a Skelly Meeting by filing a written request for a meeting signed by the employee or the employee’s representative with the employee’s consent with the City Human Resources Director.
2. Failure to respond or inaction within the specified time will result in the waiver of the right to a Skelly meeting and the proposed discipline becoming final.
3. Upon a written request for a Skelly meeting, the City shall appoint a “Skelly Officer.” The Skelly Officer will meet with the employee, listen to arguments and receive documents presented by the employee. Within a reasonable time and in writing, the Skelly Officer shall respond to the City, with a copy to the employee and the employee’s representative, if applicable. The Skelly Officer may recommend that the City dismiss, modify, or sustain the proposed discipline.
4. If the proposed discipline is sustained or modified by the City after the Skelly Meeting, the disciplinary action shall be implemented. A Final Notice of Disciplinary Action shall be served in the same manner as the Preliminary Notice of Disciplinary Action, except that the Final Notice of Disciplinary Action shall include a statement advising the employee of the right to appeal the action, the manner and time in which the appeal must be made, the

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required content of the appeal, and the name and address of the person to whom all written communication regarding the appeal shall be sent.

H. Appeal of Disciplinary Action:

1. Within ten (10) work days after receipt of the Final Notice of Disciplinary Action, disciplinary actions may be appealed to arbitration. Notice of the appeal must be filed with the Human Resources Director. If the employee fails to file a notice of appeal within this time period, the disciplinary action shall become final and there shall be no further appeal.
2. The decision of the arbitrator shall be final and binding on the parties. No appeal or review of the arbitrator's decision by Writ or other mechanism before any court, administrative tribunal or any other forum on any legal theory or basis shall be possible.
3. Appeals of disciplinary actions to arbitration shall be pursuant to Article XI (Grievance Procedure) of this Agreement, except that on disciplinary appeals:
  - a. An appeal of a disciplinary action is a complaint of a permanent employee of whether there was cause for the disciplinary action taken against the employee.
  - b. The parties to the discipline hearing and to the selection of the arbitrator shall be the employee, who may be represented by FPMA, self-represented, or independent counsel, and the City who may be represented by the Human Resources Department or counsel.
  - c. The employee shall be entitled to appear personally at the hearing and produce evidence.
  - d. The fees and expenses of the arbitrator, a court reporter and transcript if required by the arbitrator, shall be shared equally by the parties.

## **ARTICLE XIII – LAYOFF**

A. Layoff

When it becomes necessary due to lack of work, lack of funds, or in the interest of economy, to reduce the number of employees in the Police Management bargaining unit, the order in which employees will be laid off within each class affected by the layoff shall be based on seniority as provided in subsection C.

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1. Area of Layoff:

The City shall determine the area(s) and positions in which layoffs may occur, including the identification of the division, work unit, class, and specific position. When a list of the affected areas and/or positions has been prepared, the City will give notice to FPMA prior to implementation of the layoff, and upon request, shall meet with FPMA in good faith regarding the impact of the layoff. Unless agreed otherwise, the following layoff procedure shall be followed:

- a. Employees holding temporary, seasonal, part-time, probationary, or provisional appointments in the class shall be laid off first. Employees serving in a regular part-time position shall be laid off second. Employees who have completed probation (i.e. permanent employees) shall be laid off last. Employees off work on approved leave (workers compensation, disability leave, etc.) who are identified for layoff shall be laid off in the same manner as if the employee was on active duty.
- b. Should it become necessary to lay off permanent employees, the employees laid off shall be those with the least service credit within the identified classifications in the department. If two (2) or more employees in this circumstance possess essentially the same amount of service credit, the Police department shall determine which person shall be laid off.

2. Seniority Defined:

Seniority shall be defined by the date of the most recent appointment to the classification. Time served as a probationary employee in the class shall be included in determining seniority.

3. Notification:

Employees to be laid off shall be given final written notification by the City of such action. Whenever possible, such notification shall be given a minimum of thirty (30) calendar days prior to the effective date of the layoff. At its discretion, the City may also issue preliminary written layoff notices.

4. Right to Demote:

Any employee who is scheduled for layoff shall have a right to demote to a class in which the employee formerly held permanent status. Any employee



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scheduled for layoff in a class outside the bargaining unit shall bump into a class in the bargaining unit if they formerly held permanent status in that class. If there is no authorized position in the class to which the employee would otherwise have a right to demote, then the employee shall be laid off from employment.

The right to demote shall be implemented as follows:

- a. If there is only one other lower salaried class in which the employee formerly held permanent status, the employee shall be demoted to that class. If there is no vacancy in that class and the demoting employee has less seniority than all other employees in that class, the demoting employee shall be laid off from that class and from employment.
- b. If there are two or more lower salaried classes in which the employee formerly held permanent status, the employee shall be demoted to that class in which the employee formerly held permanent status which has the highest salary. If there is no vacancy in that class, and the demoting employee has less seniority than all other employees in that class, the above process shall continue until the demoting employee either reaches a class in which the employee formerly held permanent status in which there is a vacancy or in which the employee is not the least senior employee in that class, or the employee is laid off from employment.
- c. An employee who is least senior in a class in which there is no vacancy and to which an employee demotes from a higher class shall be laid off from that class, and shall have the same right to demote as does any other employee who is laid off.
- d. An employee demoted under this procedure shall be deemed to have exercised the employee's right to demote and to have accepted each demotion, subject to the employee's right to resign from employment.
- e. An employee who is demoted from a class in which the employee holds permanent status shall be deemed for all purposes to have been laid off from each class from which the employee subsequently demotes or is displaced, including classes which the employee passes through because of the absence of a vacancy and insufficient seniority to occupy a position.

5. Reemployment:

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The names of employees laid off in accordance with provisions of this section shall be placed on a reemployment list. Names shall be placed on a reemployment list by classification in order of seniority. A reemployment list will be used to fill vacancies in the classification before any other eligible list that exists for that classification. In the event that a person on layoff declines reemployment to a vacant position in the classification from which the employee was laid off, or cannot be contacted through telephone and certified mail within fifteen (15) working days, such person's name shall be removed from the reemployment list.

A reemployment list will remain in effect for two (2) years unless specifically extended, or sooner if exhausted. Upon reinstatement an employee will be eligible for all benefits acquired by the employee prior to the layoff, including prior Annual Leave accrual rates, health benefits provided in the current FPMA Memorandum of Understanding, retirement tier (as permitted by PERS law) and seniority. An employee shall not receive credit for time spent on layoff in computing time for any benefit entitlement. Rehire shall be subject to successful completion of pertinent psychological, medical, polygraph, and background investigations.

6. Appeals:

Interpretations of the provisions of this section may be appealed through the grievance procedure (Article XI) of this Agreement. Such grievances must be filed within five (5) workdays of final written notification of the proposed layoff. For the purpose of appealing interpretations of this section, grievances shall be filed directly with the City Manager (Step 3 of the grievance procedure). The filing of a grievance shall not prevent the City from implementing the layoff. The reasons or necessity for the layoff shall not be subject to the grievance procedure or appeal.

7. Nothing in this section shall delay or limit the City's right to lay off employees.

## ARTICLE XIV – TERM AND SIGNATURE CLAUSE

A. Term of Agreement:

This Memorandum of Understanding incorporates all modifications regarding wages, hours, and other terms and conditions of employment. This Memorandum of Understanding shall be effective as of February 16, 2023, and shall expire December 31, 2025. Should either party desire to commence the meet and confer process for the next subsequent Memorandum of Understanding, that party shall notify the other in writing no earlier than one hundred twenty (120) calendar days

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prior to the expiration date of the existing Memorandum of Understanding, and the meet and confer process shall begin no later than ninety (90) calendar days prior to the expiration date of this Agreement.

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B. Signature Clause:

The terms and conditions of this Memorandum of Understanding are executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the employer-employee representatives whose signatures appear below on behalf of their respective organizations.

CITY OF FOLSOM

FOLSOM POLICE MANAGEMENT  
ASSOCIATION

\_\_\_\_\_  
Elaine Andersen  
City Manager

\_\_\_\_\_  
Andrew Bates  
FPMA Representative

\_\_\_\_\_  
Allison Garcia  
Human Resources Director

\_\_\_\_\_  
Chris Emery  
FPMA Representative

\_\_\_\_\_  
John Spittler  
Human Resources Advisor

\_\_\_\_\_  
Jake Verhalen  
FPMA Representative

\_\_\_\_\_  
Doris Phillips  
Sr. Management Analyst, HR

\_\_\_\_\_  
Rick Hillman  
Chief of Police

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### ATTACHMENT A – SALARY RANGES

	<b>89A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Lieutenant</b>	Eff 2/16/23	\$ 151,393	\$ 158,962	\$ 166,910	\$ 175,256	\$ 184,019
	Eff 1/1/24	\$ 155,934	\$ 163,731	\$ 171,918	\$ 180,513	\$ 189,539
	Eff 1/1/25	\$ 160,612	\$ 168,643	\$ 177,075	\$ 185,929	\$ 195,225
	<b>91O</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<b>Commander</b>	Eff 2/16/23	\$ 170,455	\$ 178,978	\$ 187,926	\$ 197,323	\$ 207,189
	Eff 1/1/24	\$ 175,568	\$ 184,347	\$ 193,564	\$ 203,242	\$ 213,405
	Eff 1/1/25	\$ 180,836	\$ 189,877	\$ 199,371	\$ 209,340	\$ 219,807

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2/16/23 to 12/31/25

**ATTACHMENT B – SETTLEMENT AGREEMENT AND GENERAL RELEASE**

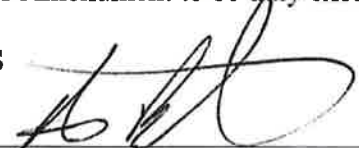
**AMENDMENT NO. 1  
TO  
SETTLEMENT AGREEMENT AND GENERAL RELEASE**

The Settlement Agreement and General Release between Andrew Bates, Brian Lockhart, Louis Wright, Aaron Zelaya, and David Canepa (collectively "Appellants"), City of Folsom Police Department Middle Management Employees ("CFPDMME"), and the City of Folsom ("City"), attached hereto as Exhibit 2, is amended as set forth on Exhibit 1. A clean copy of the Amended Settlement Agreement and General Release is attached hereto as Exhibit 3. Exhibit 1, Exhibit 2, and Exhibit 3 are attached hereto and incorporated herein. Except as amended herein, all other provisions of the Settlement Agreement and General Release remain in full force and effect.


IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be duly executed.

**APPELLANTS**

Date: 3/14/23

By:   
Andrew Bates

Date: 3/14/23

By:   
Brian Lockhart

Date: 03/14/2023

By:   
Louis Wright

Date: 03/10/2023


By:   
Aaron Zelaya

Date: 3/14/23

By:   
David Canepa

**CFPDMME**

Date: 3/14/23

By:   
Business Representative

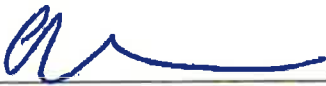
APPROVED AS TO FORM:

Date: 3/14/23

By: 

**CITY OF FOLSOM**

Date: 3/15/23

By:   
Elaine Andersen  
City Manager

Date: 3/15/23


By:   
Stacey Tamagni  
Finance Director

Date: 3/15/23

By:   
Allison Garcia  
Human Resources Director

APPROVED AS TO FORM:

Date: 3/15/2023

By:   
Steven Wang  
City Attorney



## EXHIBIT 1

### AMENDMENT NO. 1 TO SETTLEMENT AGREEMENT AND GENERAL RELEASE

1. Section 2(B)(i)(b) is hereby deleted from the Settlement Agreement and General Release. Section 2(B)(i) shall read as follows:
  - B. The City agrees to:
    - i. Create a new salary range for all lieutenants. The new range will have eight (8) steps, with the base salary for each step reflected in the document attached hereto as Exhibit 1.
      - a. This new range will be effective the first pay period following execution of this Agreement.
      - ~~b. This new range must first be approved by City Council, so payment will not occur until that approval is received; however, upon Council approval, the new base salary will be retroactive to the first pay period following execution of this Agreement.~~
  
2. Section 2(B)(iv)(a) is hereby deleted from the Settlement Agreement and General Release. Section 2(B)(iv) shall read as follows:
  - B. The City agrees to:
    - iv. Provide Law Enforcement Retention Pay to all members of CFPDMME as described in section 2(C)(iii) below.
      - ~~a. For any employee not currently receiving longevity pay or Law Enforcement Retention Pay, this benefit must first be approved by City Council, so payment will not occur until that approval is received; however, upon Council approval, the benefit will be retroactive to the first pay period following the employee's ten year anniversary with the City.~~
  
3. Section 2(E)(i) is hereby deleted from the Settlement Agreement and General Release. Section 2(E) shall read as follows:
  - E. CFPDMME agrees to:
    - i. ~~Support adoption of the new salary range shown in Exhibit 1 when it is presented to City Council for approval.~~ Intentionally omitted.
    - ii. Support adoption of the Educational Incentive Pay, POST Management Certificate Pay, and Law Enforcement Retention Pay amounts and language listed above in the forthcoming MOU when it is presented to the City Council for approval.

Settlement Agreement and General Release  
Amendment No. 1

- iii. Consider the City's agreement to provide Law Enforcement Retention Pay to all members of CFPDMME as described in section 2(C)(iii) above as a concession by the City in negotiations over the terms of the forthcoming MOU.

**EXHIBIT 2**

**SETTLEMENT AGREEMENT AND GENERAL RELEASE**

Settlement Agreement and General Release  
Amendment No. 1

## SETTLEMENT AGREEMENT AND GENERAL RELEASE

This Settlement Agreement and Release is entered into by and is made between Andrew Bates, Brian Lockhart, Louis Wright, Aaron Zelaya, and David Canepa (collectively “Appellants”), City of Folsom Police Department Middle Management Employees (“CFPDMME”), and the City of Folsom (“City”).

### RECITALS

- I. On July 18, 2022, Appellants presented an Appeal to the City for its consideration pursuant to City of Folsom Personnel Rules and Regulations Chapter 3.01, alleging that Appellants were improperly placed into a new salary range in violation of a prior promise to employees, located in Article V, Section E, of the operative Memorandum of Understanding between the Folsom Police Officers’ Association (“FPOA”) and the City (“the Appeal”). The Appeal requested that each Appellant be placed in the old salary range with incentive pay granted to others in that range and that the change be retroactive to each Appellant’s promotion date.
- II. The City denied the Appeal, maintaining that it had the authority to create the new salary range and apply it to Appellants as unrepresented employees and that the FPOA MOU does not apply to lieutenants. The City also maintains that the Appeal was untimely.
- III. In order to avoid the uncertainty associated with the appeal, Appellants and the City have met and agreed to finally settle the claims asserted in the Appeal under the terms of this Agreement.

### AGREEMENT

1. Recitals – The recitals set forth above are true and correct and are hereby fully incorporated by reference into this Agreement.
2. Settlement Terms –
  - A. Appellants agree to:
    - i. Withdraw the Appeal with prejudice and waive the right to arbitrate, litigate, and/or proceed with an appeal hearing or any other type of hearing or appeal with respect to the issues raised in the instant Appeal, regardless of forum. Appellants’ execution of this Agreement shall constitute a formal withdrawal of the Appeal.
    - ii. Appellants understand and agree that the new salary range described below applies to all lieutenants, regardless of promotion date.

- iii. Appellants understand and agree that a bachelor's degree is required for all CFPDMME positions and, as such, educational incentive pay is not available for possession of that degree.
- iv. Appellants understand and agree that a POST Supervisory Certificate is required for all CFPDMME positions and, as such, incentive pay is not available for possession of that certificate.
- v. Appellants understand and agree that any of them currently receiving Longevity Pay will have their benefit converted to Law Enforcement Retention Pay consistent with the formula and other terms described in section 2(C)(iii) below. Members of CFPDMME do not receive both Longevity Pay and Law Enforcement Retention Pay.

B. The City agrees to:

- i. Create a new salary range for all lieutenants. The new range will have eight (8) steps, with the base salary for each step reflected in the document attached hereto as Exhibit 1.
  - a. This new range will be effective the first pay period following execution of this Agreement.
  - b. This new range must first be approved by City Council, so payment will not occur until that approval is received; however, upon Council approval, the new base salary will be retroactive to the first pay period following execution of this Agreement.
- ii. Continue paying \$400 per month as educational incentive pay for all members of CFPDMME hired before 7/1/10 who have a master's degree, as described in section 2(C)(i) below.
- iii. Pay \$425 per month as an incentive to lieutenants in possession of a valid POST Management Certificate, as described in section 2(C)(ii) below.
  - a. This new incentive pay will be effective upon ratification of a Memorandum of Understanding between CFPDMME and the City.
- iv. Provide Law Enforcement Retention Pay to all members of CFPDMME as described in section 2(C)(iii) below.
  - a. For any employee not currently receiving longevity pay or Law Enforcement Retention Pay, this benefit must first be approved by

City Council, so payment will not occur until that approval is received; however, upon Council approval, the benefit will be retroactive to the first pay period following the employee's ten year anniversary with the City.

- v. Make a one-time payment to Appellants as described in section 2(D) below.

C. The parties understand and agree that the following language will be included in a future Memorandum of Understanding between CFPDMME and the City of Folsom and that the payment amounts listed in this Agreement will be the exclusive compensation for educational incentive pay, POST certificate pay, and Longevity/Law Enforcement Retention Pay, respectively, during the Term of the forthcoming MOU. However, this does not preclude the parties' ability to negotiate and agree to base salary and other pay not listed in this paragraph, as a part of the MOU:

- i. Educational Incentive Pay: Employees hired before July 1, 2010, who are in possession of a master's of arts/master's of science degree shall receive an incentive of \$400 per month. Degrees shall be related to the field of law enforcement or public administration as approved by the Chief of Police. Employees hired on or after July 1, 2010 shall not qualify for an incentive for a master's of arts/master's of science degree.

- ii. POST Management Certificate Pay: The parties agree that a POST Supervisory Certificate is required for all CFPDMME positions; that a POST Management Certificate is optional but preferred for lieutenants; and that a POST Management Certificate is required for commanders. Lieutenants who are in possession of a valid POST Management Certificate shall receive an incentive of \$425 per month.

- iii. Longevity/ Law Enforcement Retention Pay:

- a. Subject to all of the provisions of this subsection 2(C)(iii), the City will pay employees represented by CFPDMME a Law Enforcement Retention Pay differential based on the following formula. The Law Enforcement Retention Pay increments will be paid on a monthly basis.

	2 ½ %	After 10 years of continuous full-time City service
Additional	2 ½ %	After 15 years of continuous full-time City service
Additional	2 ½ %	After 20 years of continuous full-time City service

- b. Law Enforcement Retention Pay shall not exceed a total of 7 ½% per month for an employee with twenty or more years of full-time City service.
  - c. Notwithstanding subsection a above, for the period beginning July 1, 2010, and ending June 30, 2011, employee advancement from one pay increment to the next increment shown above was frozen. Employees who would normally have advanced to a higher increment during this period advanced to the next higher increment twelve (12) months from their anniversary date and did not receive any retroactive payment. The elapsed time period between July 1, 2010 and June 30, 2011 shall not be counted for any future advancement.
  - d. Law Enforcement Retention Pay shall be deemed longevity pay and reported to CalPERS as special compensation pursuant to C.C.R. section 571.
- D. The parties understand and agree that the following language will be included in a future Memorandum of Understanding between CFPDMME and the City of Folsom:
- i. Effective the first full pay period after ratification and approval of the Memorandum of Understanding between the City of Folsom and CFPDMME, but no later than July 1, 2023, the City shall provide a one-time, non-PERSable, lump sum payment to certain employees in CFPDMME as follows:
    - a. 5.3% of their base salary under the 89A salary range on 11/23/22, for anyone promoted to lieutenant between 11/19/19 and 12/31/21; and
    - b. 1% of their base salary under the 89A salary range on 11/23/22, for anyone promoted to lieutenant between 1/1/22 and 9/30/22.
- E. CFPDMME agrees to:
- i. Support adoption of the new salary range shown in Exhibit 1 when it is presented to City Council for approval.

- ii. Support adoption of the Educational Incentive Pay, POST Management Certificate Pay, and Law Enforcement Retention Pay amounts and language listed above in the forthcoming MOU when it is presented to the City Council for approval.
  - iii. Consider the City's agreement to provide Law Enforcement Retention Pay to all members of CFPDMME as described in section 2(C)(iii) above as a concession by the City in negotiations over the terms of the forthcoming MOU.
- F. CFPDMME understands and agrees that the new salary range, as shown on Exhibit 1, will be used as the existing base salary for each lieutenant for purposes of negotiation on the forthcoming MOU.
- G. Appellants, and each of them, and CFPDMME on behalf of its members, agree to waive any grievance, appeal, unfair labor practice charge, or claims of any kind related to or arising out of the Appeal or this Agreement, with the exception of any claims related to enforcement of this Agreement.
- 3. No Admission of Liability – Appellants, CFPDMME, and the City each acknowledge and agree that neither the execution of this Agreement nor the performance of any of the settlement terms in furtherance of this Agreement shall constitute an admission of liability, fault, wrongdoing, or responsibility by the City, Appellants, or CFPDMME.
- 4. No Precedent – This Agreement does not establish a precedent, nor does it interpret any of the language of any MOU, the City of Folsom Personnel Rules and Regulations, or any applicable policies or procedures of the City of Folsom.
- 5. Release of Claims –
  - A. Appellants, on behalf of themselves and their respective heirs, representatives, executors, agents, attorneys, administrators, successors in interest and assigns, irrevocably and unconditionally release and discharge the City and its employees, officers, representatives, agents, attorneys, successors in interest and assigns (“Releasees”) from any and all lawsuits, claims, actions, demands, liabilities, or other legal responsibilities of any kind which they each have, or may have, against Releasees, which were asserted in the Appeal or which arise out of the same facts and circumstances as those set forth in the Appeal.
  - B. CFPDMME, on behalf of itself and its members, representatives, executors, agents, attorneys, administrators, successors in interest and assigns, irrevocably and unconditionally releases and discharges the City and its employees, officers, representatives, agents, attorneys, successors in interest and assigns (“Releasees”)



from any and all lawsuits, claims, actions, demands, liabilities, or other legal responsibilities of any kind which they each have, or may have, against Releasees, which were asserted in the Appeal or which arise out of the same facts and circumstances as those set forth in the Appeal.

6. 1542 Waiver – Appellants and CFPDMME, and each of them, acknowledge that (a) they may hereafter discover facts in addition to, or different from, those which they now know or believe to be true with respect to the matters that are the subject of this Agreement; and (b) they may have sustained, or may yet sustain, damages, costs, or expenses that are presently unknown and that relate to the matters that are the subject of this Agreement. Appellants and CFPDMME, and each of them, waive any and all rights which they may have under any state or federal statute or common law principle that would otherwise limit the effect of this Agreement to claims known or suspected at the date on which the parties hereto execute this Agreement. By signing this Agreement, Appellants and CFPDMME, and each of them, represent that they have read and understand and specifically waive the effect and protections of section 1542 of the California Civil Code, which provides that:

**“A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.”**

Appellants and CFPDMME, and each of them, understand and acknowledge the significance and consequences of this Release and of the specific waiver of Civil Code section 1542, and expressly consent that this Release shall be given full force and effect as to all claims, whether known or unknown.

7. Attorney’s Fees and Costs – The parties shall each bear their own costs, expenses, and attorney’s fees for this matter.
8. Knowledge of the Parties – Appellants, CFPDMME, and the City each understand and agree to the terms of this Agreement and enter into this Agreement knowingly and voluntarily. Appellants, CFPDMME, and the City have each had the opportunity to consult with counsel and each have consulted with counsel of their own choice. Appellants, CFPDMME, and the City have each investigated the facts pertaining to settlement of the Appeal and this Agreement and all matters pertaining thereto as deemed necessary by each of them respectively. The Parties have relied upon their own judgment, belief, knowledge, understanding, and expertise after consultation with counsel concerning the legal effect of this settlement and its terms. By signing this document, Appellants, CFPDMME, and the City each signify their respective full understanding, agreement, and acceptance of the Agreement. This Agreement is executed voluntarily and without duress or undue influence on the part of or on behalf of any person or entity.


9. Entire Agreement/Merger - Appellants, CFPDMME, and the City each understand and agree that this Agreement contains the entire agreement of the parties with respect to the matters state herein and shall constitute the final understanding between Appellants, CFPDMME, and the City with respect thereto. Appellants, CFPDMME, and the City each understand and agree that no promise, inducement, or agreement not expressed herein has been made to any of them by any of them or by anyone else. The terms of this Agreement are contractual and are not a mere recital. Any and all prior or contemporaneous negotiations, agreements, understandings, or representations, written or oral, regarding the matters contained in this Agreement are merged herein and extinguished.
10. Amendments - Appellants, CFPDMME, and the City each understand and agree that this Agreement may be amended only by a written instrument executed by Appellants, CFPDMME, and the City.
11. Authority to Execute - Appellants, CFPDMME, and the City each warrant to the others that they have the full power and authority to execute, deliver, and perform under this Agreement and that any needed consent or approval from any other person has been obtained, except as otherwise stated in this Agreement.
12. Interpretation – This Agreement shall be deemed to have been drafted equally by Appellants, CFPDMME, and the City and shall not be interpreted for or against Appellants, CFPDMME, or the City on the ground that any of them drafted it.
13. Governing Law - Appellants, CFPDMME, and the City each understand and agree that this Agreement shall be governed by and construed in accordance with the laws of the State of California.
14. Counterparts – This Agreement may be executed in counterparts. The execution of a signature page of this Agreement shall constitute the execution of the Agreement and the Agreement shall be binding upon each party upon that party's signature upon such a counterpart.

END OF TEXT – SIGNATURE PAGE FOLLOWS

Appellants, CFPDMME, and the City, and each of them, have read this Agreement and fully understand it. IN WITNESS WHEREOF, the Parties hereto have executed this Agreement:

**APPELLANTS**

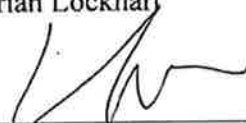
Date: 1-24-23

By:   
Andrew Bates

Date: 1-24-23

By:   
Brian Lockhart

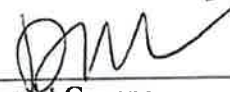
Date: 1-24-23

By:   
Louis Wright

Date: 01/25/2023


By:   
Aaron Zelaya

Date: 1/24/23

By:   
David Canepa

**CFPDMME**

Date: 1-24-23

By:   
Business Representative

APPROVED AS TO FORM:

Date: 1-24-23

By: 

**CITY OF FOLSOM**


Date: 1/25/23

By:   
Elaine Andersen  
City Manager

Date: \_\_\_\_\_

By:   
Stacey Tamagni  
Finance Director

Date: \_\_\_\_\_

By:   
Allison Garcia  
Human Resources Director

**APPROVED AS TO FORM:**

Date: 1/26/2023

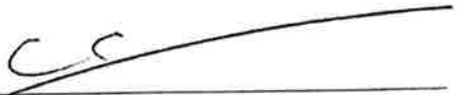
By:   
Steven Wang  
City Attorney

Exhibit 1

New salary range for all Lieutenants

Step	1	2	3	4	5	6	7	8
Amount	149643	153480	157415	161452	165592	169838	174192	178659

**EXHIBIT 3**

**AMENDED SETTLEMENT AGREEMENT AND GENERAL RELEASE**

Settlement Agreement and General Release  
Amendment No. 1

## SETTLEMENT AGREEMENT AND GENERAL RELEASE

This Settlement Agreement and Release is entered into by and is made between Andrew Bates, Brian Lockhart, Louis Wright, Aaron Zelaya, and David Canepa (collectively “Appellants”), City of Folsom Police Department Middle Management Employees (“CFPDMME”), and the City of Folsom (“City”).

### RECITALS

- I. On July 18, 2022, Appellants presented an Appeal to the City for its consideration pursuant to City of Folsom Personnel Rules and Regulations Chapter 3.01, alleging that Appellants were improperly placed into a new salary range in violation of a prior promise to employees, located in Article V, Section E, of the operative Memorandum of Understanding between the Folsom Police Officers’ Association (“FPOA”) and the City (“the Appeal”). The Appeal requested that each Appellant be placed in the old salary range with incentive pay granted to others in that range and that the change be retroactive to each Appellant’s promotion date.
- II. The City denied the Appeal, maintaining that it had the authority to create the new salary range and apply it to Appellants as unrepresented employees and that the FPOA MOU does not apply to lieutenants. The City also maintains that the Appeal was untimely.
- III. In order to avoid the uncertainty associated with the appeal, Appellants and the City have met and agreed to finally settle the claims asserted in the Appeal under the terms of this Agreement.

### AGREEMENT

1. Recitals – The recitals set forth above are true and correct and are hereby fully incorporated by reference into this Agreement.
2. Settlement Terms –
  - A. Appellants agree to:
    - i. Withdraw the Appeal with prejudice and waive the right to arbitrate, litigate, and/or proceed with an appeal hearing or any other type of hearing or appeal with respect to the issues raised in the instant Appeal, regardless of forum. Appellants’ execution of this Agreement shall constitute a formal withdrawal of the Appeal.
    - ii. Appellants understand and agree that the new salary range described below applies to all lieutenants, regardless of promotion date.

- iii. Appellants understand and agree that a bachelor's degree is required for all CFPDMME positions and, as such, educational incentive pay is not available for possession of that degree.
- iv. Appellants understand and agree that a POST Supervisory Certificate is required for all CFPDMME positions and, as such, incentive pay is not available for possession of that certificate.
- v. Appellants understand and agree that any of them currently receiving Longevity Pay will have their benefit converted to Law Enforcement Retention Pay consistent with the formula and other terms described in section 2(C)(iii) below. Members of CFPDMME do not receive both Longevity Pay and Law Enforcement Retention Pay.

B. The City agrees to:

- i. Create a new salary range for all lieutenants. The new range will have eight (8) steps, with the base salary for each step reflected in the document attached hereto as Exhibit 1.
  - a. This new range will be effective the first pay period following execution of this Agreement.
- ii. Continue paying \$400 per month as educational incentive pay for all members of CFPDMME hired before 7/1/10 who have a master's degree, as described in section 2(C)(i) below.
- iii. Pay \$425 per month as an incentive to lieutenants in possession of a valid POST Management Certificate, as described in section 2(C)(ii) below.
  - a. This new incentive pay will be effective upon ratification of a Memorandum of Understanding between CFPDMME and the City.
- iv. Provide Law Enforcement Retention Pay to all members of CFPDMME as described in section 2(C)(iii) below.
- v. Make a one-time payment to Appellants as described in section 2(D) below.

- C. The parties understand and agree that the following language will be included in a future Memorandum of Understanding between CFPDMME and the City of Folsom and that the payment amounts listed in this Agreement will be the exclusive compensation for educational incentive pay, POST certificate pay, and



Longevity/Law Enforcement Retention Pay, respectively, during the Term of the forthcoming MOU. However, this does not preclude the parties' ability to negotiate and agree to base salary and other pay not listed in this paragraph, as a part of the MOU:

- i. Educational Incentive Pay: Employees hired before July 1, 2010, who are in possession of a master's of arts/master's of science degree shall receive an incentive of \$400 per month. Degrees shall be related to the field of law enforcement or public administration as approved by the Chief of Police. Employees hired on or after July 1, 2010 shall not qualify for an incentive for a master's of arts/master's of science degree.
- ii. POST Management Certificate Pay: The parties agree that a POST Supervisory Certificate is required for all CFPDMME positions; that a POST Management Certificate is optional but preferred for lieutenants; and that a POST Management Certificate is required for commanders. Lieutenants who are in possession of a valid POST Management Certificate shall receive an incentive of \$425 per month.

iii. Longevity/ Law Enforcement Retention Pay:

a. Subject to all of the provisions of this subsection 2(C)(iii), the City will pay employees represented by CFPDMME a Law Enforcement Retention Pay differential based on the following formula. The Law Enforcement Retention Pay increments will be paid on a monthly basis.

	2 ½ %	After 10 years of continuous full-time City service
Additional	2 ½ %	After 15 years of continuous full-time City service
Additional	2 ½ %	After 20 years of continuous full-time City service

b. Law Enforcement Retention Pay shall not exceed a total of 7 ½% per month for an employee with twenty or more years of full-time City service.

c. Notwithstanding subsection a above, for the period beginning July 1, 2010, and ending June 30, 2011, employee advancement from one pay increment to the next increment shown above was frozen. Employees who would normally have advanced to a higher increment during this period advanced to the next higher increment twelve (12) months from their anniversary date and did not receive

any retroactive payment. The elapsed time period between July 1, 2010 and June 30, 2011 shall not be counted for any future advancement.

- d. Law Enforcement Retention Pay shall be deemed longevity pay and reported to CalPERS as special compensation pursuant to C.C.R. section 571.

D. The parties understand and agree that the following language will be included in a future Memorandum of Understanding between CFPDMME and the City of Folsom:

- i. Effective the first full pay period after ratification and approval of the Memorandum of Understanding between the City of Folsom and CFPDMME, but no later than July 1, 2023, the City shall provide a one-time, non-PERSable, lump sum payment to certain employees in CFPDMME as follows:
  - a. 5.3% of their base salary under the 89A salary range on 11/23/22, for anyone promoted to lieutenant between 11/19/19 and 12/31/21; and
  - b. 1% of their base salary under the 89A salary range on 11/23/22, for anyone promoted to lieutenant between 1/1/22 and 9/30/22.

E. CFPDMME agrees to:

- i. Intentionally omitted.
- ii. Support adoption of the Educational Incentive Pay, POST Management Certificate Pay, and Law Enforcement Retention Pay amounts and language listed above in the forthcoming MOU when it is presented to the City Council for approval.
- iii. Consider the City's agreement to provide Law Enforcement Retention Pay to all members of CFPDMME as described in section 2(C)(iii) above as a concession by the City in negotiations over the terms of the forthcoming MOU.

F. CFPDMME understands and agrees that the new salary range, as shown on Exhibit 1, will be used as the existing base salary for each lieutenant for purposes of negotiation on the forthcoming MOU.

- G. Appellants, and each of them, and CFPDMME on behalf of its members, agree to waive any grievance, appeal, unfair labor practice charge, or claims of any kind related to or arising out of the Appeal or this Agreement, with the exception of any claims related to enforcement of this Agreement.
3. No Admission of Liability – Appellants, CFPDMME, and the City each acknowledge and agree that neither the execution of this Agreement nor the performance of any of the settlement terms in furtherance of this Agreement shall constitute an admission of liability, fault, wrongdoing, or responsibility by the City, Appellants, or CFPDMME.
  4. No Precedent – This Agreement does not establish a precedent, nor does it interpret any of the language of any MOU, the City of Folsom Personnel Rules and Regulations, or any applicable policies or procedures of the City of Folsom.
  5. Release of Claims –
    - A. Appellants, on behalf of themselves and their respective heirs, representatives, executors, agents, attorneys, administrators, successors in interest and assigns, irrevocably and unconditionally release and discharge the City and its employees, officers, representatives, agents, attorneys, successors in interest and assigns (“Releasees”) from any and all lawsuits, claims, actions, demands, liabilities, or other legal responsibilities of any kind which they each have, or may have, against Releasees, which were asserted in the Appeal or which arise out of the same facts and circumstances as those set forth in the Appeal.
    - B. CFPDMME, on behalf of itself and its members, representatives, executors, agents, attorneys, administrators, successors in interest and assigns, irrevocably and unconditionally releases and discharges the City and its employees, officers, representatives, agents, attorneys, successors in interest and assigns (“Releasees”) from any and all lawsuits, claims, actions, demands, liabilities, or other legal responsibilities of any kind which they each have, or may have, against Releasees, which were asserted in the Appeal or which arise out of the same facts and circumstances as those set forth in the Appeal.
  6. 1542 Waiver – Appellants and CFPDMME, and each of them, acknowledge that (a) they may hereafter discover facts in addition to, or different from, those which they now know or believe to be true with respect to the matters that are the subject of this Agreement; and (b) they may have sustained, or may yet sustain, damages, costs, or expenses that are presently unknown and that relate to the matters that are the subject of this Agreement. Appellants and CFPDMME, and each of them, waive any and all rights which they may have under any state or federal statute or common law principle that would otherwise limit the effect of this Agreement to claims known or suspected at the date on which the parties

hereto execute this Agreement. By signing this Agreement, Appellants and CFPDMME, and each of them, represent that they have read and understand and specifically waive the effect and protections of section 1542 of the California Civil Code, which provides that:

**“A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.”**

Appellants and CFPDMME, and each of them, understand and acknowledge the significance and consequences of this Release and of the specific waiver of Civil Code section 1542, and expressly consent that this Release shall be given full force and effect as to all claims, whether known or unknown.

7. Attorney’s Fees and Costs – The parties shall each bear their own costs, expenses, and attorney’s fees for this matter.
8. Knowledge of the Parties – Appellants, CFPDMME, and the City each understand and agree to the terms of this Agreement and enter into this Agreement knowingly and voluntarily. Appellants, CFPDMME, and the City have each had the opportunity to consult with counsel and each have consulted with counsel of their own choice. Appellants, CFPDMME, and the City have each investigated the facts pertaining to settlement of the Appeal and this Agreement and all matters pertaining thereto as deemed necessary by each of them respectively. The Parties have relied upon their own judgment, belief, knowledge, understanding, and expertise after consultation with counsel concerning the legal effect of this settlement and its terms. By signing this document, Appellants, CFPDMME, and the City each signify their respective full understanding, agreement, and acceptance of the Agreement. This Agreement is executed voluntarily and without duress or undue influence on the part of or on behalf of any person or entity.
9. Entire Agreement/Merger - Appellants, CFPDMME, and the City each understand and agree that this Agreement contains the entire agreement of the parties with respect to the matters state herein and shall constitute the final understanding between Appellants, CFPDMME, and the City with respect thereto. Appellants, CFPDMME, and the City each understand and agree that no promise, inducement, or agreement not expressed herein has been made to any of them by any of them or by anyone else. The terms of this Agreement are contractual and are not a mere recital. Any and all prior or contemporaneous negotiations, agreements, understandings, or representations, written or oral, regarding the matters contained in this Agreement are merged herein and extinguished.
10. Amendments - Appellants, CFPDMME, and the City each understand and agree that this Agreement may be amended only by a written instrument executed by Appellants, CFPDMME, and the City.

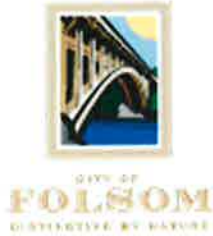
11. Authority to Execute - Appellants, CFPDMME, and the City each warrant to the others that they have the full power and authority to execute, deliver, and perform under this Agreement and that any needed consent or approval from any other person has been obtained, except as otherwise stated in this Agreement.
12. Interpretation – This Agreement shall be deemed to have been drafted equally by Appellants, CFPDMME, and the City and shall not be interpreted for or against Appellants, CFPDMME, or the City on the ground that any of them drafted it.
13. Governing Law - Appellants, CFPDMME, and the City each understand and agree that this Agreement shall be governed by and construed in accordance with the laws of the State of California.
14. Counterparts – This Agreement may be executed in counterparts. The execution of a signature page of this Agreement shall constitute the execution of the Agreement and the Agreement shall be binding upon each party upon that party's signature upon such a counterpart.

END OF TEXT – SIGNATURE PAGE FOLLOWS

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CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	Resolution No. 11094 – A Resolution Amending Resolution No. 10418 and Adopting an Updated Fee Schedule for the Ambulance Cost Recovery Program Provided by the Fire Department
<b>FROM:</b>	Fire Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Fire Department recommends that the City Council pass and adopt Resolution No. 11094 - A Resolution Amending Resolution No. 10418 and Adopting an Updated Fee Schedule for the Ambulance Cost Recovery Program Provided by the Fire Department

### **BACKGROUND / ISSUE**

The Fire Department provides twenty-four-hour emergency medical response and ground ambulance transportation to the citizens and visitors of Folsom. Automatic and mutual aid is also provided to adjoining agencies in Sacramento, El Dorado, and Placer Counties upon request. The City's ambulance program is supported by the General Fund with a major portion of the expenses offset by service fees collected for ambulance transportation to area hospitals.

The Fire Department currently operates three ground ambulances in the City of Folsom on a daily basis. The three ground ambulances respond to fire and emergency medical incidents throughout the City and are also routinely dispatched as part of the Sacramento Regional Fire/EMS Communications Center Joint Powers Authority to surrounding communities to assist in transporting injured and ill persons to area hospitals.

The Fire Department periodically reviews the fee schedule for emergency ground ambulance transportation services and recommends adjustments to accurately reflect the cost of providing these services. The fee schedule for ambulance transportation has historically been equal to, or below, the average fee charged by all other providers of ambulance transportation in Sacramento County. Resolution No. 10418, adopted by the City Council on April 14, 2020, approved the last rate increase for emergency medical transportation and was effective the same day. The Fire

Department charges a service fee for the base rate, mileage, advanced life support equipment and supplies used to transport and treat the ill, or injured patient, and patient assessment/treatment for non-transports. The proposed rate increase incorporates additional fees to offset the rising costs in the EMS Division annual budget.

## **POLICY / RULE**

Folsom Municipal Code - 3.25.020 Service Charges. The fees for emergency ground ambulance transportation services shall be established by resolution of the City Council (Ord. 524 § 1, 1984). The City, as the designated Emergency Medical Service (EMS) provider in the City of Folsom, may charge for emergency ground ambulance services and supplies used in providing such services.

## **ANALYSIS**

The Fire Department completed an analysis of the call volume and demographics of our customers that were transported between July 2022 to June 2023. The analysis has provided the following statistical information to support the projected revenue estimate associated with the proposed rate increase:

- The Fire Department contract ambulance billing firm processed 6,428 invoices for ambulance transportation. The distribution of these invoices shows that 3,049 (47.43%) were sent to the Medicare program; 1,413 (21.98%) were sent to insurance companies; 943 (14.67%) were sent to the Medicaid program; and 1,023 (15.91%) were sent to private individuals.
- The City recovers approximately 81% of the service costs billed to insurance companies.
- The City recovers approximately 23% of the service costs billed to Medicare and 21% of Medicaid. Under the current Federal and State program guidelines the remaining amount owed is required to be written off by the ambulance provider.
- The City recovers approximately 22% of the service costs billed to private individuals who do not have health insurance and who are not covered by Medicare or Medicaid programs.

The analysis also included the ambulance transports quantity difference since the last fee increase. During this period, the initial and lingering effects of COVID-19 reduced the average number of ambulance transports to emergency facilities region-wide. The Folsom Fire Department closed Medic 36 from November 15, 2021, through February 14, 2022, and again from January 16, 2023 through May 20, 2023 due to staffing shortfalls which resulted in a decreased total number of ambulance transports.



Information provided by our ambulance billing service, Wittman Enterprises, Inc., indicates the invoiced ambulance transports below:

**Invoiced Ambulance Transports**

Date Range	Avg. Monthly Transports	Actual Annual Transports
FY 2019-20	457	5483
FY 2020-21	459	5510
FY 2021-22*	521	6251
FY 2022-23**	536	6428

*\*M36 unstaffed November 15, 2021 – February 14, 2022*

*\*\*M36 unstaffed January 16 – May 20, 2023*

The Fire Department completed a survey of Sacramento area ground ambulance transportation providers, and the adjacent Placer and El Dorado County ground ambulance transportation providers, to determine best practices in calculating a current and reasonable ambulance fee schedule for services rendered by the City.

Most providers have streamlined the billing process by combining supply and procedure fees into the following components: base rate, mileage, and advanced life support equipment/supplies (including oxygen, cardiac monitoring, bone drill, and continuous positive airway pressure (CPAP) supplies). This practice is consistent with the Medicare program, which currently allows providers to seek cost recovery for base rate, mileage, and supplies.

The table on the following page is a sample of service fees charged by pre-hospital emergency ambulance providers throughout the region in 2023. The current and proposed Folsom Fire Department ambulance fees are listed below for comparison with the public agencies in the region. Staff decided to apply a combination of median and average regional fees along with actual costs to establish proposed fee amounts.

Sacramento, El Dorado, and Placer Area Ambulance Cost Comparison Survey									
Regional Agency	ALS Base Rate	Mileage	ALS Supplies	Oxygen	Cardiac Monitor/Defib	CPAP	Bone Drill	Night Charge	Assessment at Scene
City of Sacramento	\$2,059.35	\$37.75	\$150-\$255	\$157.28	\$181.83	\$212.92	\$367.50	\$115.47	\$319.11
Sacramento Metro Fire Dist.	\$2,780.00	\$50.00	N/A	\$178.00	\$138.00	N/A	N/A	\$158.00	\$500.00
Cosumnes CDS Fire	\$2,158.00	\$38.00	\$69-\$175	\$137.00	\$123.00	\$175.00	\$166.00	\$64.00	\$482.00
South Placer Fire Dist.	\$2,210.64	\$45.36	\$8-\$500	\$216.48	\$230.60	\$286.92	\$383.51	\$158.23	\$316.12
El Dorado County Ambulance JPA	\$2,096.00	\$39.00	Cost + 15%	\$139.00	ALS Supply	ALS Supply	ALS Supply	ALS Supply	\$505.00
<b>Folsom Fire Dept. (Current)</b>	\$1,791.42	\$32.58	\$87.50	\$94.54	\$66.55	\$45.26	N/A	N/A	\$367.15
<i>Regional Median</i>	\$2,158.00	\$39.00		\$157.28	\$159.92	\$212.92	\$367.50	\$136.74	\$482.00
Compared % Median	-20.46%	-19.71%		-66.36%	-140.29%	-370.44%			-31.28%
<i>Regional Average</i>	\$2,260.80	\$42.02		\$165.55	\$168.36	\$224.95	\$305.67	\$123.93	\$424.45
Compared % Average	-26.20%	-28.98%		-75.11%	-152.98%	-397.01%			-15.61%
<b>Folsom Fire Dept. (Proposed)</b>	\$2,158.00	\$39.00	\$105.00	\$165.00	\$168.00	\$225.00	\$305.00	N/A	\$425.00

## FINANCIAL IMPACT

The Fire Department received \$4,381,296 in revenue from the ambulance services provided between July 2022 and June 2023. The expenditures for FY 2023-24 are projected to be \$6,011,263 to provide ambulance services for the City of Folsom. The expenditures cover the costs for personnel, supplies, billing fees, vehicle replacement, fuel, maintenance, and overhead. The resulting difference between revenue and expenditures is covered by General Fund monies allocated to the Fire Department.

The ambulance services fee schedule is currently 20.46% below the median base rate and well below by varying percentages for the majority of the categories within the Sacramento region and

adjoining communities' cost comparison survey. Staff recommends the Fire Departments ambulance service fees are increased to the regional median for base rate, and regional average for mileage, oxygen, cardiac monitor, CPAP, and bone drill. Additionally, staff recommends that the remaining equipment fees are increased by 20.46% within the ALS supplies fee to correlate with the other jurisdictions.

The increased ambulance transportation revenue will be used to partially offset annual operating expenses within the Fire Department to provide this advanced level of service to the community. These operating expenses include at least: management and overhead costs, employee labor costs associated with 18 Firefighter/Paramedic positions currently operating within the program, medical supplies and equipment, oxygen, fuel, vehicle maintenance, and capital expense related costs such as vehicle replacement.

Staff recommends that the updated fee schedule become effective on October 2, 2023.

### **ENVIRONMENTAL REVIEW**

This report concerns administrative activities that do not constitute a “project” as defined by section 15378 of the California Environmental Quality Act (CEQA) Guidelines and is otherwise exempt pursuant to sections 15061(b)(3) and 15378(b)(2).

### **ATTACHMENTS**

1. Resolution No. 11094 - A Resolution Amending Resolution No. 10418 and Adopting an Updated Fee Schedule for the Ambulance Cost Recovery Program Provided by the Fire Department
2. Resolution No. 10418 – A Resolution Adopting an Updated Fee Schedule by Adding “Patient Assessment/Treatment – No Transport” to the Ambulance Cost Recovery Program Provided by the Fire Department

Submitted,

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Ken Cusano, Fire Chief

Attachment 1

Resolution No. 11094 – A Resolution Amending Resolution No. 10418 and Adopting an Updated Fee Schedule for the Ambulance Cost Recovery Program Provided by the Fire Department

**RESOLUTION NO. 11094**

**A RESOLUTION AMENDING RESOLUTION NO. 10418 AND ADOPTING AN  
UPDATED FEE SCHEDULE FOR THE AMBULANCE COST RECOVERY PROGRAM  
PROVIDED BY THE FIRE DEPARTMENT**

**WHEREAS**, the City of Folsom, through its Fire Department, regularly provides emergency ground ambulance transport to the residents and visitors of the City of Folsom; and

**WHEREAS**, the Fire Department provides emergency ground ambulance services to neighboring communities through its membership in the Sacramento Regional Fire/EMS Communications Center Joint Powers Authority; and

**WHEREAS**, the fees for emergency ground ambulance have not been increased since April 14, 2020; and

**WHEREAS**, it is necessary for the City to increase fees for emergency ground ambulance services to recover costs for the operations of the emergency medical services provided to the citizens of Folsom and others in need of emergency medical treatment and transportation; and

**WHEREAS**, pursuant to Folsom Municipal Code - 3.25.020, fees for emergency transportation services and first responder paramedic services shall be established by Resolution of the City Council; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom amends Resolution No. 10418 and adopts the attached updated fee schedule for the ambulance cost recovery program provided by the Fire Department effective October 2, 2023.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

## Attachment – Resolution No. 11094

**FEE SCHEDULE FOR THE AMBULANCE COST RECOVERY PROGRAM  
PROVIDED BY THE FIRE DEPARTMENT**

Effective October 2, 2023

<b>Ambulance Base Rates</b>		<b>Fee Schedule (Effective 4-14-20)</b>	<b>Fee Schedule (Effective 10-2-23)</b>
A.	Within Corporate City Limits	\$1,791.42	\$2,158.00
B.	Outside Corporate City Limits	\$1,791.42	\$2,158.00
C.	Patient Assessment/Treatment – No Transport	\$367.15	\$425.00
<b>Services / Procedures</b>			
a.	Mileage (per mile)	\$32.58	\$39.00
b.	ALS Supplies	\$87.50	\$105.00
c.	Oxygen	\$94.54	\$165.00
d.	Cardiac Monitor/Defibrillator	\$66.55	\$168.00
e.	Continuous Positive Airway Pressure (CPAP)	\$45.26	\$225.00
f.	Bone Drill	Included in Base	\$305.00
g.	Bag Valve Mask	Included in Base	Included in Base
h.	Advanced Airway Management	Included in Base	Included in Base
i.	Night Call (1900-0700 hours)	Included in Base	Included in Base
j.	Intravenous Therapy	Included in Base	Included in Base
k.	Cervical Collar	Included in Base	Included in Base
l.	OB Kit	Included in Base	Included in Base
m.	Restraints	Included in Base	Included in Base
n.	Defibrillation Pads	Included in Base	Included in Base
o.	Pacing Pads	Included in Base	Included in Base
p.	Pulse Oximetry	Included in Base	Included in Base
q.	Emergency Transportation	Included in Base	Included in Base

Attachment 2

Resolution No. 10418 – A Resolution Adopting an Updated Fee Schedule Adding “Patient Assessment/Treatment- No Transport” to the Ambulance Cost Recovery Program Provided by the Fire Department

**RESOLUTION NO. 10418**

**A RESOLUTION ADOPTING AN UPDATED FEE SCHEDULE BY ADDING "PATIENT ASSESSMENT/TREATMENT- NO TRANSPORT" TO THE AMBULANCE COST RECOVERY PROGRAM PROVIDED BY THE FIRE DEPARTMENT**

**WHEREAS;** the Fire Department provides emergency ground ambulance services to the residents of the City of Folsom, and,

**WHEREAS;** the Fire Department provides emergency ground ambulance services to neighboring communities through its membership in the Sacramento Regional Fire/EMS Communications Center Joint Powers Authority; and,

**WHEREAS;** the novel Coronavirus (COVID-19) has resulted in a different method for the Fire Department to provide emergency medical services to a patient without having to transport them to a local hospital, and,

**WHEREAS;** the fees for emergency ground ambulance were adopted by Resolution No. 10282 on June 11, 2019; and,

**WHEREAS;** it is necessary for the City to establish a fee for emergency ground ambulance services to recover costs for a patient assessment and/or treatment where transportation was not conducted as part of the operations of the emergency medical services provided to the citizens of Folsom and others in need of emergency medical services; and,

**WHEREAS;** pursuant to Folsom Municipal Code - 3.25.020, fees for emergency transportation services and first responder paramedic services shall be established by Resolution of the City Council.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Folsom that the attached updated fee schedule is adopted for emergency ground ambulance services provided by the Fire Department effective April 14, 2020.

**PASSED AND ADOPTED** by the City Council of the City of Folsom this 14<sup>th</sup> day of April, 2020, by the following roll call vote:

- AYES:** Council Member(s): Kozlowski, Sheldon, Gaylord, Howell, Aquino
- NOES:** Council Member(s): None
- ABSENT:** Council Member(s): None
- ABSTAIN:** Council Member(s): None

  
 Sarah Aquino, MAYOR

**ATTEST:**  
  
 Christa Freemantle, CITY CLERK



**CITY OF FOLSOM  
EMERGENCY MEDICAL TRANSPORTATION  
FEE SCHEDULE**

	<b>BASE RATES</b>	<b>FEE SCHEDULE (Effective 7-1-19)</b>	<b>FEE SCHEDULE (Effective 4-14-20)</b>
A.	Within Corporate City limits	\$1,791.42	\$1,791.42
B.	Outside Corporate City limits	\$1,791.42	\$1,791.42
C.	<b>Patient Assessment/Treatment- No Transport</b>	<b>N/A</b>	<b>\$367.15</b>
	<b>SERVICES/PROCEDURES</b>		
a.	Mileage (per mile)	\$32.58	\$32.58
b.	Oxygen (with mask or cannula)	\$94.54	\$94.54
c.	Cardiac Monitor/Defibrillator	\$66.55	\$66.55
d.	ALS Supplies	\$87.50	\$87.50
e.	Continuous Positive Airway Pressure (CPAP)	\$45.26	\$45.26
f.	Bone Drill	Included in Base	Included in Base
g.	Bag Valve Mask	Included in Base	Included in Base
h.	Advanced Airway Management	Included in Base	Included in Base
i.	Night Call (1900-0700 hours)	Included in Base	Included in Base
j.	Intravenous Therapy	Included in Base	Included in Base
k.	Cervical Collar (extrication)	Included in Base	Included in Base
l.	OB Kit	Included in Base	Included in Base
m.	Restraints	Included in Base	Included in Base
n.	Defibrillation Pads	Included in Base	Included in Base
o.	Pacing Pads	Included in Base	Included in Base
p.	Pulse Oximetry	Included in Base	Included in Base
q.	Emergency Transportation	Included in Base	Included in Base

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CITY OF  
**FOLSOM**  
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CITY OF  
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## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	Resolution No. 11096 – A Resolution Adopting the August 2023 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and Setting the Updated Amount of the SPIF Fees
<b>FROM:</b>	Finance Department

### RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council conduct the public hearing and then adopt Resolution No. 11096 – A Resolution Adopting the August 2023 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and Setting the Updated Amount of the SPIF Fees.

### BACKGROUND / ISSUE

On January 28, 2014, the Public Facilities Financing Plan (PFFP) for the Folsom Plan Area (FPA) was adopted by the City Council with Resolution No. 9298. The PFFP is an \$877 million plan that described the infrastructure and facility costs, presented a financing strategy, and estimated the time horizon for the development in the FPA. The PFFP proposed the establishment of several impact fees for the development of the backbone infrastructure including roadway improvements, potable and non-potable water systems, wastewater systems, storm drainage infrastructure and habitat mitigation to serve the FPA.

On September 8, 2015, the City Council adopted Ordinance No. 1235 adding Chapter 3.130 to the Folsom Municipal Code and established the Folsom Plan Area Specific Plan Infrastructure Fee (SPIF). Also, on September 8, 2015, the City Council adopted Resolution No. 9642 which approved the initial nexus study for the SPIF Fee and set the initial amount of the SPIF fee.

On January 9, 2018, the City Council adopted Resolution No. 10059 which approved the Nexus Study Fiscal Year 2017-2018 update and set the updated amount of the SPIF fees.

On June 11, 2019, the City Council adopted Ordinance No. 1293 amending sections 3.130.010(JJ) and 3.130.030(E)(1)(c) to the Folsom Municipal Code which changed the Off-Site Roadway Improvement fee to a Set-Aside Fee to be collected at building permit issuance rather than prior to final map approval.

On July 28, 2020, the City Council adopted Resolution No. 10491, approving the Nexus Study Fiscal Year 2020-21 Update and setting the updated amount of the SPIF Fees and introduced Ordinance No. 1307 amending sections 3.130.010(JJ) And 3.130.030(E)(1)(c) of the Folsom Municipal Code Pertaining to the Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fees. On August 25, 2020, the City Council adopted Ordinance No. 1307.

### **POLICY / RULE**

General Plan Policy 11.6 – states that it is the policy of the City of Folsom to require new development to bear the cost of its increased demand on municipal services and facilities so as not to create a greater burden on existing residents.

Section 3.130.030(A) of the Folsom Municipal Code authorizes adoption of the SPIF Fee by Council Resolution. Section 3.130.030(F) of the Folsom Municipal Code permits the property owners of the FPASP to petition the City for an adjustment of the SPIF Fees and permits the Finance Director to adjust the SPIF Fee based on general changes in construction costs.

### **ANALYSIS**

**SPIF Infrastructure Fee Adjustment:** This Resolution will adjust the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF Fees) for the development of public facilities necessary and required to serve the FPA. The SPIF Program is the mechanism to equalize the costs of the Infrastructure, Public Lands and Community Parkland in the FPA.

The SPIF Fees equitably spread the cost burden of the public infrastructure improvements in the FPA such as, roadways, sewer facilities, potable water facilities, recycled water facilities, storm drainage facilities, and habitat mitigation and other costs in the FPA as provided in the PFFP. This 2023 SPIF Adjustment alters the fee amounts based on updated construction costs and the amount of development remaining in the FPA.

The Nexus Study Fiscal Year 2020-2021 Update for the SPIF Fees referenced above was compliant with the requirements set forth in the Mitigation Fee Act, also known as AB1600. The 2020-2021 updated Study ensured that a rational nexus exists between future development in the City and (i) the use and need of the proposed facilities, and (ii) the cost or portion of the cost of the capital facilities attributable to future development. That 2020-2021 Updated Study

demonstrated that a reasonable relationship exists between the fees and the cost of the facilities attributable to each land use type.

This 2023 SPIF Infrastructure Fee Adjustment was done at the request of the SPIF Administrator, the City, and the landowners to update the construction cost estimates used to calculate the SPIF Infrastructure Fees. The updated cost estimates are in addition to the Construction Cost Index (CCI) update that occurred on July 1, 2023 and will ensure the fees are reflective of the cost of SPIF backbone infrastructure construction. Table 1, in Exhibit A of Resolution No. 11096 summarizes the updated SPIF Fee Components for all FPASP land uses, except those in the Folsom Heights area. As shown in Table 1, the SPIF Fee increased between approximately \$1,850 to \$4,430 per unit for residential uses and between \$1.44 and \$1.98 per building square foot for nonresidential uses. Table 2, in Exhibit A of Resolution No. 11096 summarizes the updated SPIF Fee Components for Folsom Heights land uses. Because the Folsom Heights SPIF Fee only includes a selection of SPIF components, the SPIF Fee for some uses in Folsom Heights decreased, while increasing for other land uses in Folsom Heights, as shown in Table 2 of Exhibit A.

The Adjusted Folsom Plan Area SPIF Fees, if approved, will become effective October 23, 2023.

As discussed in Attachment 2, this 2023 SPIF Infrastructure Fee Adjustment does not represent a Nexus Study update. The allocation factors used to distribute the infrastructure costs among the various land uses in the FPASP remain unchanged from the Nexus Study Fiscal Year 2020-2021 Update. As such, the nexus between the impacts caused by new development and the fees charged to new development remain unchanged as well.

Because this 2023 SPIF Adjustment does not represent a nexus study update, it is not subject to the provisions of California Government Code Section 66016.5(a)(5)(A) enacted by Assembly Bill 602 in 2022, which require new nexus studies or nexus study updates to calculate impact fees for residential development proportional to building square footage. Additionally, as described in Attachment 2, the SPIF program complies with the conditions in California Government Code Section 66016.5(a)(5)(B) which exempt nexus studies from this square footage requirement.

## **FINANCIAL IMPACT**

The Nexus Study Fiscal Year 2020-2021 Update established the Off-Site Water Treatment Plant Set-Aside, a mechanism to reimburse the City for the FPASP's proportionate share of costs incurred by the City to construct water treatment and distribution facilities that serve the FPASP. This 2023 SPIF Infrastructure Fee adjustment does not alter the Off-Site Water Treatment Plan Set-Aside mechanism, except to adjust the amount of the Set-Aside based on remaining development, Set-Aside fees collected to date, and updated estimates of reimbursements to the City from other sources, such as Community Facilities District No. 18. As such, this 2023 SPIF Adjustment does not alter the mechanism or timeline for reimbursing

the City for these costs. There are no additional financial impacts to the City related to this item.

**ENVIRONMENTAL REVIEW**

This action is exempt from the California Environmental Quality Act under 15061(b)(3) of the CEQA Guidelines.

**ATTACHMENTS**

1. Resolution No. 11096 – A Resolution Adopting the August 2023 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and Setting the Updated Amount of the SPIF Fees
2. 2023 SPIF Infrastructure Fee Adjustment for the Folsom Plan Area Specific Plan

Submitted,



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Stacey Tamagni, Finance Director

**ATTACHMENT 1**

**RESOLUTION NO. 11096****A RESOLUTION ADOPTING THE AUGUST 2023 ADJUSTMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN INFRASTRUCTURE FEES (SPIF) AND SETTING THE UPDATED AMOUNT OF THE SPIF FEES**

**WHEREAS**, the proposed developments in the Folsom Plan Area create a need for additional public improvements, infrastructure, facilities and services for the future residents, businesses, and visitors in the Folsom Plan Area; and

**WHEREAS**, the General Plan of the City and voter-approved Measure W require that new development within the Folsom Plan Area provide, in a time frame related to its development, an adequate level of public improvements, infrastructure, facilities and services in order to maintain adequate levels of public services and not adversely impact other areas of the City; and

**WHEREAS**, the Nexus Study for the Folsom Plan Area, dated July 16, 2020 demonstrates the need for the public facilities in the Folsom Plan Area and establishes a reasonable relationship between the need for the public facilities and the type of development, between the use of the fees and the type of development, and between the amount of the fee's and the cost of the public facilities attributable to the type of development; and

**WHEREAS**, the Public Facilities Financing Plan ("PFFP") for the Folsom Plan Area, adopted by the City council on January 28, 2014 in Resolution No. 9298, sets forth a financing mechanism to fund infrastructure and facility costs necessary to serve new developments in the Folsom Plan Area; and

**WHEREAS**, the public infrastructure components in the PFFP constitute approximately \$378,565,000 for the construction of water, sanitary sewer, roads, storm drainage, and other public infrastructure; and

**WHEREAS**, Ordinance No. 1235 added Chapter 3.130 to the Folsom Municipal Code which establishes the Folsom Plan Area Specific Plan Infrastructure Fee (SPIF) and authorizes the adoption of the SPIF Fees by City Council Resolution; and

**WHEREAS**, the City Council adopted Resolution No. 9642 on September 8, 2015 and established the initial amounts of SPIF fees; and

**WHEREAS**, the City Council adopted Resolution No. 10059 on January 9, 2018 and established the updated amounts of SPIF fees; and

**WHEREAS**, on June 11, 2019, the City Council adopted Ordinance No. 1293 amending sections 3.130.010(JJ) and 3.130.030(E)(1)(c) to the Folsom Municipal Code which changed the Off-Site Roadway Improvement fee to a Set-Aside Fee to be collected at building permit issuance rather than prior to final map approval; and

**WHEREAS**, on July 28, 2020, the City Council adopted Resolution No. 10491, approving the Nexus Study Fiscal Year 2020-21 Update and setting the updated amount of the SPIF Fees and introduced Ordinance No. 1307 amending sections 3.130.010(JJ) And 3.130.030(E)(1)(c) of the Folsom



Municipal Code Pertaining to the Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fees. On August 25, 2020, the City Council adopted Ordinance No. 1307; and

**WHEREAS**, the August 2023 Adjustment for the SPIF, dated August 10, 2023, adjusts the Folsom Plan Area Specific Plan Infrastructure Fees for the development of public facilities necessary and required to serve the FPA; and

**WHEREAS**, this Resolution is adopted pursuant the provisions of Chapter 3.130 of the Folsom Municipal Code (“Folsom Plan Area Specific Plan Infrastructure Fees”).

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Folsom that the August 2023 Adjustment for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) is hereby approved and adopted for the Folsom Plan Area.

**BE IT FURTHER RESOLVED** that the updated Folsom Plan Area Specific Plan Infrastructure Fees specified in Exhibit “A” are hereby approved and adopted for the Folsom Plan Area, and the updated SPIF Fees shall be effective as of October 23, 2023.

**PASSED AND ADOPTED** on this 22<sup>nd</sup> day of August 2023, by the following roll-call vote:

- AYES:** Councilmember(s)
- NOES:** Councilmember(s)
- ABSENT:** Councilmember(s)
- ABSTAIN:** Councilmember(s)

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**Exhibit A**  
**Folsom Plan Area Specific Plan Infrastructure Fees**  
**Effective October 23, 2023**

Page 1 of 2

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>SPIF Summary</b>
---------------------

Item	Residential - SPIF Per Dwelling Unit					
	Single-Family		Multifamily			
	Low Density	High Density	Low Density	Med. Density	High Density	Mixed Use
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$17,061	\$15,510	\$13,959	\$12,408	\$11,632	\$10,857
Dry Utilities	\$3,629	\$3,629	\$2,722	\$2,722	\$2,722	\$2,722
On-Site Water	\$17,638	\$11,061	\$6,876	\$5,680	\$5,381	\$4,783
Off-Site Water	\$1,670	\$1,047	\$651	\$538	\$509	\$453
Recycled Water	\$4,670	\$2,929	\$1,820	\$1,504	\$1,425	\$1,266
Drainage	\$8,288	\$8,688	\$6,991	\$4,194	\$3,838	\$5,039
Sewer	\$2,552	\$2,552	\$1,914	\$1,914	\$1,914	\$1,914
Habitat Mitigation	\$1,995	\$1,008	\$701	\$361	\$289	\$337
Administration (3% of sum of all SPIF costs)	\$1,725	\$1,333	\$1,069	\$880	\$831	\$821
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$59,228</b>	<b>\$45,755</b>	<b>\$36,703</b>	<b>\$30,200</b>	<b>\$28,541</b>	<b>\$28,193</b>
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	<b>\$54,800</b>	<b>\$44,074</b>	<b>\$34,872</b>	<b>\$28,247</b>	<b>\$26,438</b>	<b>\$26,346</b>
<b>Difference from FY 2023-2024 SPIF Fee</b>						
Amount	\$4,428	\$1,681	\$1,831	\$1,953	\$2,103	\$1,847
Percentage	8%	4%	5%	7%	8%	7%

Source: City of Folsom; MacKay &amp; Somp; EPS.

Prepared by EPS 8/10/2023

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

**SPIF Summary**

Item	Nonresidential - SPIF Per Bldg. Sq. Ft				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$20.89	\$17.56	\$24.69	\$24.69	\$18.03
Dry Utilities	\$2.85	\$1.92	\$2.31	\$2.62	\$2.08
On-Site Water	\$5.57	\$4.50	\$4.24	\$4.80	\$3.61
Off-Site Water	\$0.53	\$0.43	\$0.40	\$0.45	\$0.34
Recycled Water	\$1.47	\$1.19	\$1.12	\$1.27	\$0.96
Drainage	\$11.48	\$7.72	\$9.30	\$10.53	\$8.36
Sewer	\$0.26	\$0.51	\$0.26	\$0.26	\$0.26
Habitat Mitigation	\$0.77	\$0.52	\$0.62	\$0.70	\$0.56
Administration (3% of sum of all SPIF costs)	\$1.31	\$1.03	\$1.29	\$1.36	\$1.03
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$45.13</b>	<b>\$35.37</b>	<b>\$44.23</b>	<b>\$46.67</b>	<b>\$35.22</b>
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	<b>\$43.15</b>	<b>\$33.78</b>	<b>\$42.62</b>	<b>\$44.92</b>	<b>\$33.78</b>
<b>Difference from FY 2023-2024 SPIF Fee</b>					
Amount	\$1.98	\$1.59	\$1.61	\$1.75	\$1.44
Percentage	5%	5%	4%	4%	4%

Source: City of Folsom; MacKay & Samps; EPS.

Prepared by EPS 8/10/2023

**Table 2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

**Folsom Heights SPIF Summary**

Item	Residential - SPIF per Dwelling Unit [1]					
	Single-Family		Multifamily			
	Low Density	High Density	Low Density	Med. Density	High Density	Mixed Use
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$17,061	\$15,510	\$13,959	\$12,408	\$11,632	\$10,857
Dry Utilities	\$3,629	\$3,629	\$2,722	\$2,722	\$2,722	\$2,722
On-Site Water	-	-	-	-	-	-
Off-Site Water	-	-	-	-	-	-
Recycled Water	-	-	-	-	-	-
Drainage	\$8,288	\$6,688	\$6,991	\$4,194	\$3,838	\$5,039
Sewer	-	-	-	-	-	-
Habitat Mitigation	\$1,995	\$1,006	\$701	\$361	\$289	\$337
Administration (3% of sum of all SPIF costs)	\$929	\$805	\$731	\$591	\$554	\$569
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$31,902</b>	<b>\$27,638</b>	<b>\$25,104</b>	<b>\$20,275</b>	<b>\$19,035</b>	<b>\$19,524</b>
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	<b>\$31,403</b>	<b>\$28,874</b>	<b>\$25,243</b>	-	-	-
<i>Difference from FY 2023-2024 SPIF Fee (Amount)</i>	\$499	(\$1,236)	(\$139)	-	-	-
<i>Difference from FY 2023-2024 SPIF Fee (Percentage)</i>	2%	(4%)	(1%)	-	-	-

Source: City of Folsom; MacKay & Somp; EPS.

[1] Folsom Heights includes only Single-Family, Single-Family Low Density, and Multifamily Low Density residential land uses, and only General Commercial nonresidential land uses. However, this table shows the corresponding SPIF Fee for all FPASP land uses assuming the SPIF Infrastructure Fee components charged to Folsom Heights development.

Prepared by EPS 8/10/2023

**Table 2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

**Folsom Heights SPIF Summary**

Item	Nonresidential - SPIF per Bldg. Sq. Ft [1]				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$20.89	\$17.56	\$24.69	\$24.69	\$18.03
Dry Utilities	\$2.85	\$1.92	\$2.31	\$2.62	\$2.08
On-Site Water	-	-	-	-	-
Off-Site Water	-	-	-	-	-
Recycled Water	-	-	-	-	-
Drainage	\$11.48	\$7.72	\$9.30	\$10.53	\$8.36
Sewer	-	-	-	-	-
Habitat Mitigation	\$0.77	\$0.52	\$0.62	\$0.70	\$0.56
Administration (3% of sum of all SPIF costs)	\$1.08	\$0.83	\$1.11	\$1.16	\$0.87
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$37.07</b>	<b>\$28.55</b>	<b>\$36.03</b>	<b>\$39.69</b>	<b>\$29.90</b>
<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	-	-	<b>\$37.19</b>	-	-
<i>Difference from FY 2023-2024 SPIF Fee (Amount)</i>	-	-	<b>\$0.84</b>	-	-
<i>Difference from FY 2023-2024 SPIF Fee (Percentage)</i>	-	-	<b>2%</b>	-	-

Source: City of Folsom; MacKay & Soms; EPS.

[1] Folsom Heights includes only Single-Family, Single-Family Low Density, and Multifamily Low Density residential land uses, and only General Commercial nonresidential land uses. However, this table shows the corresponding SPIF Fee for all FPASP land uses assuming the SPIF Infrastructure Fee components charged to Folsom Heights development.

Prepared by EPS 8/10/2023

**ATTACHMENT 2**

## Report

# 2023 SPIF Infrastructure Fee Adjustment

*The Economics of Land Use*



**Prepared for:**  
City of Folsom

**Prepared by:**  
Economic & Planning Systems, Inc. (EPS)

*Economic & Planning Systems, Inc.  
455 Capitol Mall, Suite 701  
Sacramento, CA 95814  
916 649 8010 tel  
916 649 2070 fax*

August 10, 2023

*Oakland  
Sacramento  
Denver  
Los Angeles*

EPS #142079

**www.epsys.com**

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# 1. Executive Summary

## Introduction and Background

The City of Folsom (City) adopted the Folsom Plan Area Specific Plan Infrastructure Fee Program (SPIF, SPIF Program, or Fee Program) for the Folsom Plan Area Specific Plan (FPASP) on September 8, 2015 by Resolution No. 9642. Economic & Planning Systems, Inc. (EPS) prepared the SPIF Nexus Study dated August 28, 2015 (2015 Nexus Study). The Fee Program was requested to be created by property owners in the FPASP to equalize the allocation of costs for SPIF facilities among benefitting properties.

As stipulated in the 2015 Nexus Study, the City anticipated property owners would petition the City to consider one or more Specific Plan Amendments (SPAs). Such SPAs, if approved by the City, would change the nature and mix of residential and nonresidential land uses. Any such SPAs approved by the City on or before June 30, 2016 would be incorporated into a SPIF Program update. Between the adoption of the 2015 Nexus Study and June 30, 2016, the City approved SPAs that resulted in a change in the mix of FPASP residential and nonresidential land uses. As a result, EPS prepared a Fiscal Year (FY) 2017-2018 Nexus Study Update (2018 Nexus Study Update). Adopted by the City on January 9, 2018 by Resolution No. 10059, the 2018 Nexus Study Update included updated estimates of costs, land use and other fee program information required to determine the nexus between required infrastructure, habitat mitigation, parkland and public facilities land, and the developable land uses that will drive the demand for the facilities.

As intended and mentioned in the 2015 Nexus Study and 2018 Nexus Study Update, the City may update the nexus study periodically based on several factors, including changes in facility costs greater than annual escalation factors. In 2020, the FPASP property owners requested an update to the 2018 Nexus Study to ensure the SPIF – Infrastructure Fee is reflective of the cost of SPIF backbone infrastructure construction.

Since the creation of the SPIF Program, the City has escalated the infrastructure portion of the fees using the change in Engineering News and Review's Construction Cost Index (CCI) on July 1 of each calendar year. Additionally, the public land and parkland equalization portion of the SPIF is adjusted on July 1 of every year using the current appraised value of residential land.

After the most recent fee adjustment on July 1, 2023, FPASP property owners and the City agreed to an additional one-time adjustment based on evidence that the escalation in fees calculated using CCI was not keeping pace with actual costs incurred by property owners installing SPIF-funded infrastructure. This 2023 SPIF

Infrastructure Fee Adjustment adjusts the infrastructure portion of the SPIF, accounting for the following:

1. **Current construction unit prices.** These prices are based on a review of current construction contracts and bids for projects in and around the Folsom Plan Area Specific Plan Area.
2. **Update remaining reimbursements** owed to developers and land owners who constructed SPIF-funded improvements. The remaining reimbursement, which reflect the costs of installed infrastructure minus the amount of reimbursements that have been converted to fee credits, are considered "costs" allocated to the remaining development.
3. **Changes in outside funding.** Certain improvements which were originally expected to be SPIF-funded are now assumed to be funded by other sources.
4. **Reflect remaining land uses.** As detailed in Chapter 2, this Fee Update the remaining developable land to which these costs can be allocated.

The parkland and public land equalization portion of the SPIF remains unchanged, as do the allocation factors by which the costs are allocated to each land use. As seen in **Table 1** and **Table 2**, the adjusted fees now range from **\$28,193 to \$59,228 per residential unit** (\$19,035 to \$31,902 per unit for Folsom Heights)

This report describes the process by which EPS updated the remaining costs and land uses to arrive at the 2023 Adjusted SPIF and includes detailed supporting documentation of the updated costs in technical appendices.

## Purpose of SPIF Adjustment

The City of Folsom Municipal Code Chapter 3.130 establishes the SPIF Program. Per Section 3.130.030(F)(2), the City shall adjust the fees annually based on general changes in construction costs. For the past several years, since the adoption of the 2020 Nexus Study Update, this adjustment occurred by adjusting the fees based on the change in the CCI, as described above. However, under their rights described in Section 3.130.030(F)(6), property owners requested an additional review and adjustment of the SPIF fees, based on evidence from backbone infrastructure construction contracts that the CCI-escalated SPIF fees were not keeping pace with the actual cost of installing backbone infrastructure. As this 2023 SPIF Adjustment is based on general changes in construction costs (described in further detail in **Chapter 3**), in addition to adjusting the fees based on the remaining land uses and non-SPIF funding for backbone infrastructure, it is considered an adjustment under Section 3.13.030(F).

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

**SPIF Summary**

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	Single-Family		Multifamily			
	Low Density	High Density	Low Density	Med. Density	High Density	Mixed Use
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$17,061	\$15,510	\$13,959	\$12,408	\$11,632	\$10,857
Dry Utilities	\$3,629	\$3,629	\$2,722	\$2,722	\$2,722	\$2,722
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Administration (3% of sum of all SPIF costs)	\$1,725	\$1,333	\$1,069	\$880	\$831	\$821
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$59,228</b>	<b>\$45,755</b>	<b>\$36,703</b>	<b>\$30,200</b>	<b>\$28,541</b>	<b>\$28,193</b>
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<b>Difference from FY 2023-2024 SPIF Fee</b>						
Amount	\$4,428	\$1,681	\$1,831	\$1,953	\$2,103	\$1,847
Percentage	8%	4%	5%	7%	8%	7%

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Habitat Mitigation	\$0.77	\$0.52	\$0.62	\$0.70	\$0.56
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<b>Difference from FY 2023-2024 SPIF Fee</b>					
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<i>Difference from FY 2023-2024 SPIF Fee (Amount)</i>	\$499	(\$1,236)	(\$139)	-	-	-
<i>Difference from FY 2023-2024 SPIF Fee (Percentage)</i>	2%	(4%)	(1%)	-	-	-

Source: City of Folsom; MacKay & Somp; EPS.

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<b>FY 2023-24 SPIF Fee Summary (Including Admin.)</b>	-	-	<b>\$37.19</b>	-	-
<i>Difference from FY 2023-2024 SPIF Fee (Amount)</i>	-	-	<b>\$0.84</b>	-	-
<i>Difference from FY 2023-2024 SPIF Fee (Percentage)</i>	-	-	<b>2%</b>	-	-

Source: City of Folsom; MacKay & Somp; EPS.

[1] Folsom Heights includes only Single-Family, Single-Family Low Density, and Multifamily Low Density residential land uses, and only General Commercial nonresidential land uses. However, this table shows the corresponding SPIF Fee for all FPASP land uses assuming the SPIF Infrastructure Fee components charged to Folsom Heights development.

### **Compliance with Assembly Bill 602 (AB 602)**

AB 602 added Section 66016.5(a) of the California Government Code and requires that any nexus study adopted after July 1, 2022 calculate fees for residential uses proportional to building square footage. However, as described above, this 2023 SPIF Infrastructure Fee Adjustment does not represent an adoption of a nexus study subject to these requirements. The nexus between each land use's proportionate share of various facility types in the SPIF program remains unchanged, and this report does not request that the City adopt new nexus findings. As such, this 2023 SPIF Adjustment does not represent a Nexus Study subject to Assembly Bill 602.

Additionally, the SPIF Program already meets the requirements Government Code Section 66016.5(a)(5)(B), which exempts fee programs from the square footage if the City makes findings that include the following:

1. An explanation as to why square footage is not appropriate metric to calculate fees imposed on housing development project.
2. An explanation that an alternative basis of calculating the fee bears a reasonable relationship between the fee charged and the burden posed by the development.
3. That other policies in the fee structure support smaller developments, or otherwise ensure that smaller developments are not charged disproportionate fees.

With respect to finding 1 above, building square footage is not an appropriate metric to calculate SPIF fees for several reasons. The SPIF program charges fees for most residential developments at the time that the final small-lot subdivision map is approved. For almost all developments, this is the final planning entitlement, and represents the point at which residential lot layouts are finalized and any installed infrastructure improvements are accepted by the City. At this stage, many developers have not yet begun to finalize designs for the homes that will be built on each lot, and may even sell the subdivision to another home-building entity that will ultimately design and construct the home.

As such, at the time that the final maps are approved and SPIF fees are charged, the total building square footage of the development may not be reasonably estimated, and implementing the fee by square footage would be administratively burdensome. Additionally, although the SPIF fee is charged as a single fee, each component of the SPIF Fee is calculated by most precisely estimating the demand or impact of each type of infrastructure by each type of housing in the FPASP. For example, impact on storm drainage facilities is directly correlated to the amount of impervious surface that each housing unit creates in the Plan Area, while impact on water facilities is a function of household population. These infrastructure-specific demand factors were adopted by the City in the 2020 Nexus Study Update and constitute a reasonable relationship between each SPIF Program component and the burden posed by development.



Lastly, the City's residential zoning categories and policies in the fee structure support smaller developments. The nature of the housing market and the development standards in the FPASP result in smaller units being constructed in higher-density residential land use designations, and per-unit fees for the higher-density land uses are significantly lower than the per-unit fees for low-density land uses. For example, the per unit SPIF fees for the higher density multifamily land uses, where the smallest residential units the Plan Area can be found, are all less than 65 percent of the fees for the lowest density residential land use. Nearly every component of the SPIF Program (with the exception of Dry Utilities and Sewer) charges proportionally less per unit to denser land use categories, as seen in **Tables 17** through **24**. As such, adopting new nexus findings to calculate fees precisely on a square foot basis is unnecessary.

### **SPIF Program Overview**

The SPIF is a City-implemented plan area-specific development impact fee program applicable only to FPASP land uses.

The SPIF contains the following fee components:

- SPIF—Infrastructure Fee.
- SPIF—Parkland Equalization Fee.
- SPIF—Public Facilities Land Equalization Fee.
- SPIF—Administration Fee.

The SPIF Infrastructure Fee Component contains the following categories of improvements and costs:

- Roadway facilities.
- Dry utility facilities.
- Sanitary sewer facilities.
- Potable water facilities.
- Recycled water facilities.
- Storm drainage facilities.
- Habitat mitigation for backbone infrastructure.

## Supporting Documents

The following documents produced by or for the City have been used to inform this analysis:

- Folsom Plan Area Specific Plan Document.
- Amended and Restated Development Agreement between the City and FPASP Property Owners.
- Folsom Plan Area Specific Plan Infrastructure Fee Nexus Study Document.
- Folsom Plan Area Specific Plan Infrastructure Fee Nexus Study Fiscal Year 2020 Update Document.
- Folsom Plan Area Specific Plan Public Facilities Financing Plan Document.
- Russell Ranch Specific Plan Amendment.
- Westland Eagle Specific Plan Amendment.
- Hillsborough Specific Plan Amendment.
- Carr Trust Specific Plan Amendment and Tentative Map.
- Folsom Heights Specific Plan Amendment.
- Broadstone Estates Specific Plan Amendment.
- Infrastructure master plans prepared by or on behalf of the City.

## Organization of Report

This SPIF Program Nexus Study is organized into the following chapters:

- **Chapter 1** summarizes the SPIF Infrastructure Fee Adjustment.
- **Chapter 2** identifies the land uses that are subject to the Fee Program.
- **Chapter 3** describes the SPIF—Infrastructure Fee Component.

## 2. Land Uses

As mentioned in the 2015 Nexus Study, the City anticipated one or more property owners to petition the City to consider a SPA. Such SPAs, if approved by the City, would change the nature and mix of residential and nonresidential land uses. Any such SPAs that were approved by the City on or before June 30, 2016, are incorporated into this SPIF Program Update.

In May 2015, the City approved its first SPA for the Russell Ranch project. This Nexus Study Update reflects the land use updates based on the following SPAs that have been approved on or before June 30, 2016:

- Westland Eagle SPA; September 22, 2015.
- Folsom Heights SPA; June 28, 2016.
- Hillsborough SPA; May 24, 2016.
- Broadstone Estates SPA; June 28, 2016.
- Carr Trust; June 28, 2016.

As a result of the SPAs, the FPASP master land use summary as of June 30, 2016 included 35 Single-Family dwelling units that are not specifically assigned to one specific ownership entity. As these units are approved and included in the master land use table, they have been included in this Nexus Study Update. It is important to note that these units are anticipated to bear SPIF infrastructure costs, administration costs, and their proportionate share of parkland and public facility land dedication requirements. **Table 3** shows the remaining developable land uses throughout the FPASP Area with respect to the June 30, 2016 baseline.

**Table 3**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Remaining Developable Land Uses**

Land Use	Density Range	Beginning Land Uses (As of June 30, 2016)			Developed Land Uses (As of July 15, 2023)			Remaining Land Uses		
		Acres	Units [1]	Sq. Ft.	Acres	Units [1]	Sq. Ft.	Acres	Units [1]	Sq. Ft.
<b>Residential</b>										
	<i>du/acre</i>									
Single-Family (SF)	1-4	467.6	1,535	-	(180.1)	(561)	-	287.5	974	-
Single-Family High Density (SFHD)	4-7	822.0	4,453	-	(588.1)	(2,882)	-	233.9	1,571	-
Multifamily Low Density (MLD)	7-12	278.9	2,509	-	(105.0)	(833)	-	173.9	1,676	-
Multifamily Medium Density (MMD)	12-20	47.8	896	-	-	-	-	47.8	896	-
Multifamily High Density (MHD)	20-30	64.3	1,601	-	(14.3)	(430)	-	50.0	1,171	-
Mixed Use District (MU) - Residential [3]	9-30	17.1	343	-	-	-	-	17.1	343	-
<b>Subtotal Residential</b>		<b>1,697.7</b>	<b>11,337</b>	<b>-</b>	<b>(887.5)</b>	<b>(4,706)</b>	<b>-</b>	<b>810.2</b>	<b>6,631</b>	<b>-</b>
<b>Nonresidential</b>										
	<i>target far</i>									
Mixed Use District (MU) - Commercial [3]	0.20	11.4	-	100,362	-	-	-	11.4	-	100,362
Industrial/Office Park (IND/OP)	0.30	103.4	-	1,353,845	-	-	-	103.4	-	1,353,845
General Commercial (GC) [4]	0.25	54.0	-	586,970	-	-	-	54.0	-	586,970
Community Commercial (CC)	0.25	24.5	-	235,224	-	-	-	24.5	-	235,224
Regional Commercial (RC)	0.28	42.3	-	512,443	(11.0)	-	(133,602)	31.3	-	378,841
<b>Subtotal Commercial</b>		<b>235.6</b>	<b>-</b>	<b>2,788,844</b>	<b>(11.0)</b>	<b>-</b>	<b>(133,602)</b>	<b>224.7</b>	<b>-</b>	<b>2,655,242</b>
<b>Total</b>		<b>1,933.3</b>	<b>11,337</b>	<b>2,788,844</b>	<b>(898.5)</b>	<b>(4,706)</b>	<b>(133,602)</b>	<b>1,034.9</b>	<b>6,631</b>	<b>2,655,242</b>

Source: City of Folsom; MacKay & Somps; EPS.

[1] Units are an estimate based on target dwelling units. Actual dwelling units may differ but will fall within specified density range.

[2] Based on the FPASP approved land uses for final maps and small lot final maps approved through July 15, 2023.

In addition, this includes Mangini Ranch Phase 1 Village 4, and Mangini Ranch Phase 2 Villages 4 and 8, as they have satisfied their SPIF obligation.

[3] Mixed Use District is split 60% residential and 40% commercial.

[4] Up to 25% of the General Commercial acres may be developed as office.

### **Folsom Heights**

The FPASP contains a subarea referred to as Folsom Heights that is located in the eastern portion of the project and borders El Dorado County. Folsom Heights is located within the boundaries of the El Dorado Irrigation District (EID). As such, Folsom Heights will receive its water and sewer services from the EID and will not participate through the SPIF in funding FPASP water and sewer infrastructure. Consequently, the Folsom Heights development is excluded for the purpose of allocating water and sewer improvement costs to the various land uses. **Table 4** shows the Folsom Heights development is excluded from the water and sewer cost allocations. **Table 5** details the land uses for remaining the FPASP, as amended by the SPAs through June 30, 2016, less the Folsom Heights development.

**Table 4  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Folsom Heights Development [1]**

**Folsom Heights Land Uses  
June 2016 SPAs**

Land Use	Target FAR	Acres	Dwelling Units	Building Sq. Ft.
<b>Residential</b>				
Single-Family (SF)	-	42.4	134	-
Single-Family High Density (SFHD)	-	55.1	273	-
Multifamily Low Density (MLD)	-	14.9	123	-
Multifamily Medium Density (MMD)	-	-	-	-
Multifamily High Density (MHD)	-	-	-	-
Mixed Use District (MU) - Residential	-	-	-	-
<b>Subtotal Residential</b>		<b>112.4</b>	<b>530</b>	-
<b>Nonresidential</b>				
Mixed Use District (MU) - Commercial	-	-	-	-
Industrial/Office Park (IND/OP)	-	-	-	-
General Commercial (GC)	0.25	11.5	-	125,673
Community Commercial (CC)	-	-	-	-
Regional Commercial (RC)	-	-	-	-
<b>Subtotal Commercial</b>		<b>11.5</b>	-	<b>125,673</b>
<b>Total Developable</b>		<b>123.9</b>	<b>530</b>	<b>125,673</b>

Source: MacKay & Soms.

[1] The City has not approved any final maps or small lot final maps for Folsom Heights development. Therefore, this Nexus Study Update does not adjust Folsom Heights planned land uses.

**Table 5**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Remaining Developable Land Uses (excluding Folsom Heights) [1]**

**Remaining FPASP Land Uses**  
**Excluding Folsom Heights**

Land Use	Density Range	Acres	Units [2]	Sq. Ft.
<b>Residential</b>				
	<i>du/acre</i>			
Single-Family (SF)	1-4	245.1	840	-
Single-Family High Density (SFHD)	4-7	178.8	1,298	-
Multifamily Low Density (MLD)	7-12	159.0	1,553	-
Multifamily Medium Density (MMD)	12-20	47.8	896	-
Multifamily High Density (MHD)	20-30	50.0	1,171	-
Mixed Use District (MU) - Residential [3]	9-30	17.1	343	-
<b>Subtotal Residential</b>		<b>697.8</b>	<b>6,101</b>	-
<b>Nonresidential</b>				
	<i>target far</i>			
Mixed Use District (MU) - Commercial [3]	0.20	11.4	-	100,362
Industrial/Office Park (IND/OP)	0.30	103.4	-	1,353,845
General Commercial (GC) [4]	0.25	42.5	-	461,297
Community Commercial (CC)	0.25	24.5	-	235,224
Regional Commercial (RC)	0.28	31.3	-	378,841
<b>Subtotal Commercial</b>		<b>213.1</b>	-	<b>2,529,569</b>
<b>Total</b>		<b>910.9</b>	<b>6,101</b>	<b>2,529,569</b>

Source: City of Folsom; MacKay & Somps; EPS.

- [1] Based on the FPASP approved land uses for final maps and small lot final maps approved through July 23, 2023. See Table 3 and Appendix A for details.
- [2] Units are an estimate based on target dwelling units. Actual dwelling units may differ but will fall within the specified density range.
- [3] Mixed Use District is split 60% residential and 40% commercial.
- [4] Up to 25% of the General Commercial acres may be developed as office.

### 3. SPIF—Infrastructure Costs

This chapter identifies the FPASP Backbone Infrastructure elements and requirements (as more specifically defined below) as informed by the Specific Plan Document, City master plans, and infrastructure planning documents from other agencies that are included in the SPIF. Specific cost detail and infrastructure segment maps supporting FPASP Backbone Infrastructure are included in **Appendices B through L**. Cost estimates for SPIF infrastructure are based on information from MacKay & Soms and the City, unless otherwise indicated.

#### Backbone Infrastructure

Many people tend to use the term “backbone infrastructure” for all publicly owned facilities without specific distinction between backbone infrastructure and public facilities. The Fee Program uses the defined term Backbone Infrastructure to include most of the public service-based items that are underground or at ground level, which may be both on site or off site (i.e., within or outside the FPASP boundaries). Backbone Infrastructure is sized to serve the FPASP as a whole and in some cases may be sized to serve broader development areas, including existing development (e.g., future freeway interchanges). For the SPIF, Backbone Infrastructure includes the following items:

- Roadways.<sup>1</sup>
- Dry Utility Facilities.<sup>2</sup>
- Potable Water Facilities.
- Recycled Water Facilities.
- Sewer Facilities.
- Storm Drainage Facilities.
- Habitat Mitigation for Backbone Infrastructure.

It is important to note that Backbone Infrastructure costs include roadway median costs (median curbs and landscaping), as well as the costs for sidewalks/trails and streetlights adjacent to backbone roadways. Backbone Infrastructure does not include landscape corridors and soundwalls adjacent to backbone roadway facilities, with minor exceptions to this rule where a backbone roadway is adjacent to an open space area.

<sup>1</sup> Includes on- and off-site roadways.

<sup>2</sup> Dry utility facilities were included in Roadways in the 2015 Nexus Study; however, cost estimates for dry utility facilities significantly increased in the 2018 Nexus Study Update. Dry utility facilities have since been included and allocated as its own component.



## Backbone Infrastructure Cost Adjustments

As mentioned in **Chapter 1** of this 2023 SPIF Adjustment, EPS adjusted the Backbone Infrastructure cost estimates to ensure the SPIF Fee Program keeps pace with the with the actual cost of Backbone Infrastructure construction. As such, EPS incorporated the following adjustments to update the SPIF Fee Program.

### Incorporate Actual Costs

As detailed in Chapter 7 of the 2015 Nexus Study and subsequent nexus study updates, a private party (e.g., developer or landowner) may advance-fund eligible SPIF component (constructed Backbone Infrastructure or dedicated eligible park or public facilities land). That party would be defined as a "Constructing Owner" and will be due a reimbursement from the SPIF Program. The Infrastructure Fee Program Reimbursement Agreement (Fee Reimbursement Agreement) outlines the terms and conditions that a Constructing Owner completes Backbone Infrastructure improvements or dedicates parkland or public facility land and is eligible for fee reimbursement.

The total amount of reimbursement for completed Backbone Infrastructure will be based on actual costs incurred for eligible hard costs based on a properly bid construction contract. All hard costs will be subject to verification by the City and actual costs expended will go through a true-up process upon completion of the infrastructure component. The true-up process, which is more specifically detailed in the Fee Reimbursement Agreement, is the way the City, the SPIF Program Administrator, and the Constructing Owner finalize the amount of hard construction cost and related soft costs that will be subject to SPIF Fee reimbursement. As stipulated in the SPIF nexus study and Fee Reimbursement Agreement, this 2023 SPIF Adjustment incorporates those reconciled costs for completed infrastructure. These true-up costs are added to the Backbone Infrastructure cost estimates to ensure the reconciled hard and soft costs are reflected in the SPIF Program.

### Phase 1 and Phase 2 Construction Costs Adjustments

When EPS prepared the 2018 Nexus Study Update, Phase 1 SPIF facilities were completed to accommodate initial phases of FPASP development. Between the 2018 Nexus Study Update and this 2020 Nexus Study Update, Constructing Owners have engaged with the City in Fee Reimbursement Agreements for all the Phase 1 SPIF Backbone Infrastructure development. Additionally, constructing owners completed further SPIF backbone infrastructure between the 2020 Nexus Study Update and this 2023 SPIF Infrastructure Fee Adjustment and have entered (or will imminently enter) into Fee Reimbursement Agreements with the City for

these improvements. Improvements constructed during that time period are termed "Phase 2 Improvements."

As of this 2023 SPIF Infrastructure Fee Adjustment, EPS removed or adjusted the SPIF Facilities (or portions of) that are included the Fee Reimbursement Agreements to date including use of Fee Reimbursements that were converted to Fee Credits and used to offset eligible SPIF fees. For the SPIF Program Fee Reimbursement Agreements that have not been fully transferred to SPIF – Infrastructure Fee credits, EPS adjusted the remaining costs using annual construction cost index (CCI) escalation factors. Furthermore, EPS reduced the remaining SPIF Fee Reimbursement amount by the SPIF-Infrastructure Fees paid to the City.

Phase 2 reimbursement agreements were executed based on CCI-escalated costs from the 2020 Nexus Study. For some of these agreements, these CCI-escalated cost estimates for the improvements were significantly less than actual costs incurred by the constructing owners. For agreements where actual costs exceeded CCI-escalated cost estimates, the reimbursement amount was adjusted by the difference between actual costs incurred and the CCI-escalated costs. These adjustments are shown in **Table B-5**.

The Phase 1 and Phase 2 construction cost adjustments, including addition of the true-up costs described above, are provided in **Appendix B** of this 2023 SPIF Adjustment.

#### ***Escalate Unit Cost Estimates***

For the improvements remaining in the SPIF program, Mackay & Soms updated the unit costs based on a review of construction bids for 14 different backbone infrastructure projects in the FPASP area. The updated unit pricing was based primarily on the average of the lowest bid and the overall average bid. For unit prices where this calculation resulted in unit prices more than 10 percent above the unit price in the lowest bid, the updated unit price was based on the lowest bid plus 10 percent.

## **Other FPASP Development Costs**

For this 2023 SPIF Update, EPS calculated remaining habitat mitigation costs by subtracting the total habitat mitigation costs incurred in Phase 2 reimbursement agreements from the total habitat mitigation costs estimated in the 2020 Nexus Study Update.

## Backbone Infrastructure Cost Summary

**Table 6** summarizes the estimated cost of Phase 1, Phase 2, and remaining FPASP Backbone Infrastructure (2023 \$), which includes the following facilities:

- Roadways (On-Site and Off-Site).
- Dry Utilities.
- Water System (On-Site and Off-Site).
- Recycled Water System.
- Sanitary Sewer System.
- Storm Drainage System.
- Habitat Mitigation (for Backbone Infrastructure).

As shown, a portion of Backbone Infrastructure costs are to be funded through sources other than SPIF—Infrastructure Fee Component revenues. **Appendices B through L** contain summary and unit cost estimate assumptions prepared by MacKay & Soms. The appendices are organized so that there is a separate appendix for each facility type. Each of these appendices (**Appendix B through Appendix L**) contains an illustration of the backbone infrastructure and summary of the total costs. Each appendix also contains detailed support for the cost estimates. The backbone infrastructure requirements for each element of the are described in further detail in the 2020 Nexus Study Update.

**Tables 7 through 14** summarize the cost of remaining backbone infrastructure by infrastructure type. With the exception of the SPIF Water Treatment Plant component, the costs in these tables were estimated by Mackay & Soms using the updated unit pricing described above.

**Table 6**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Summary of Estimated SPIF-Funded Infrastructure Improvement Costs (2023\$)**

**Summary of SPIF Costs**

Improvement	Backbone Infrastructure Costs (2023\$)					
	Phase 1 Costs [1]	Phase 2 Costs [1]	Remaining Costs [2]	Total Costs	Funded by Other Sources	Costs at Buildout
<b>Specific Plan Infrastructure Fee</b>						
<b>On- and Off-Site Roadways</b>						
Backbone Roadway Rough Grading	\$3,107,902	\$12,707,091	\$24,705,607	\$40,520,600	\$0	\$40,520,600
Backbone Roadways [3]	\$2,631,142	\$13,241,003	\$58,639,698	\$74,511,843	\$0	\$74,511,843
Community Entry Improvements	\$0	\$0	\$2,700,000	\$2,700,000	\$0	\$2,700,000
Railroad Crossings	\$222,193	\$215,050	\$1,951,252	\$2,388,495	\$0	\$2,388,495
City Fiber Optic & Traffic Control System	\$264,068	\$177,191	\$5,403,286	\$5,844,545	\$0	\$5,844,545
Signalized Intersections & Improvements	\$645,095	\$4,013,848	\$14,310,114	\$18,969,057	\$0	\$18,969,057
Open Space Vehicular Access Barrier	\$55,690	\$91,535	\$827,852	\$975,077	\$0	\$975,077
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0
Class 1 Trail	\$0	(\$69,961)	\$0	(\$69,961)	\$0	(\$69,961)
<b>Total On- and Off-Site Roadways</b>	<b>\$6,926,090</b>	<b>\$30,375,757</b>	<b>\$108,537,809</b>	<b>\$145,839,656</b>	<b>\$0</b>	<b>\$145,839,656</b>
Dry Utility	\$2,715,076	\$4,470,818	\$18,815,661	\$26,001,555	\$0	\$26,001,555
On-Site Water	\$8,906,591	\$6,370,111	\$48,707,592	\$63,984,294	\$0	\$63,984,294
Off-Site Water [4] [5]	\$20,999,741	\$0	\$20,784,870	\$41,784,611	(\$35,726,595)	\$6,058,016
Recycled Water	\$794,076	\$2,950,510	\$13,195,764	\$16,940,350	\$0	\$16,940,350
Sewer [6]	\$936,431	\$6,428,783	\$6,666,675	\$14,031,889	\$0	\$14,031,889
Drainage	\$3,768,439	\$13,236,947	\$45,982,584	\$62,987,970	\$0	\$62,987,970
Habitat Mitigation	\$211,118	\$1,634,310	\$5,149,272	\$6,994,700	\$0	\$6,994,700
<b>Total SPIF Improvement Cost</b>	<b>\$45,257,562</b>	<b>\$65,467,236</b>	<b>\$267,840,227</b>	<b>\$378,565,025</b>	<b>(\$35,726,595)</b>	<b>\$342,838,430</b>

Source: MacKay & Soms.

- [1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-28 for details.
- [2] Includes costs expected to be funded by SPIF and other funding sources.
- [3] Backbone Roadways: Assumes CFD No. 18 PAYGO for offsetting revenues.
- [4] Assumes a combination of CFD No. 2013-1, CFD No. 17, CFD No. 18, and other funds for offsetting revenues. See Table 11 for details.
- [5] Off-Site Water - Remaining Phase 1 Costs: Includes costs for existing facilities not reflected in Table B-1 and Table B-11, and will be funded by sources other than the SPIF Infrastructure Fee. See Table 11 for details.
- [6] Sewer: CFD No. 18 funded portions of SPIF sewer facilities. These facilities have already been completed and are fully funded; and therefore, are not reflected in this table. See Table 11 for details.

**Table 7  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Estimated Roadway Costs (2023\$)**

**Roadways**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
<b>BACKBONE ROADWAYS SUMMARY</b>				
<b>SPIF-Funded Roadways</b>				
<b>Phase 1 Roadways [1]</b>				
Rough Grading	-	-	-	\$3,107,902
Backbone Roadways	-	-	-	\$2,631,142
Railroad Crossings	-	-	-	\$222,193
City Fiber Optic & Traffic Control System	-	-	-	\$264,068
Signalized Intersections & Improvements	-	-	-	\$645,095
Open Space Vehicular Access Barrier	-	-	-	\$55,690
Off-Site Roadway Improvements	-	-	-	\$0
<b>Subtotal Phase 1 Roadways</b>	-	-	-	<b>\$6,926,090</b>
<b>Phase 2 Roadways [1]</b>				
Rough Grading				\$12,707,091
Backbone Roadways				\$13,241,003
Railroad Crossings				\$215,050
City Fiber Optic & Traffic Control System				\$177,191
Signalized Intersections & Improvements				\$4,013,848
Open Space Vehicular Access Barrier				\$91,535
Off-Site Roadway Improvements				\$0
Class 1 Trails				(\$69,961)
<b>Subtotal Phase 2 Roadways</b>				<b>\$30,375,757</b>
<b>Remaining Construction</b>				
<b>Backbone Rough Grading</b>				
Alder Creek Parkway	\$1,759,952	\$263,993	\$351,990	\$2,375,936
Oak Avenue Parkway	\$1,500,529	\$225,079	\$300,106	\$2,025,714
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$5,453,962	\$818,094	\$1,090,792	\$7,362,849
Rowberry Drive	\$627,200	\$94,080	\$125,440	\$846,720
Mangini Parkway	\$3,501,969	\$525,295	\$700,394	\$4,727,659
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$5,456,837	\$818,525	\$1,091,367	\$7,366,729
Placerville Road Utility Corridor	\$0	\$0	\$0	\$0
<b>Subtotal Backbone Rough Grading</b>	<b>\$18,300,450</b>	<b>\$2,745,067</b>	<b>\$3,660,090</b>	<b>\$24,705,607</b>
<b>Backbone Roadways</b>				
Alder Creek Parkway	\$19,220,675	\$2,883,101	\$3,844,135	\$25,947,911
Oak Avenue Parkway	\$15,424,906	\$2,313,736	\$3,084,981	\$20,823,622
East Bidwell Street	\$1,030,435	\$154,565	\$206,087	\$1,391,087
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$1,773,690	\$266,054	\$354,738	\$2,394,482
Rowberry Drive	\$736,920	\$110,538	\$147,384	\$994,842
Mangini Parkway	\$3,347,010	\$502,052	\$669,402	\$4,518,464
Savannah Parkway	\$1,645,067	\$246,760	\$329,013	\$2,220,841
Russell Ranch Road	\$0	\$0	\$0	\$0
Scenic Vista Court	\$0	\$0	\$0	\$0
Placerville Road	\$258,110	\$38,717	\$51,622	\$348,449
<b>Subtotal Backbone Roadways</b>	<b>\$43,436,813</b>	<b>\$6,515,522</b>	<b>\$8,687,363</b>	<b>\$58,639,698</b>

**Table 7**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Roadway Costs (2023\$)**

<b>Roadways</b>
-----------------

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
Community Entry Improvements	\$2,000,000	\$300,000	\$400,000	\$2,700,000
Railroad Crossings	\$1,445,372	\$216,806	\$289,074	\$1,951,252
City Fiber Optic & Traffic Signal Control System	\$4,002,434	\$600,365	\$800,487	\$5,403,286
Signalized Intersections & Improvements	\$10,600,084	\$1,590,013	\$2,120,017	\$14,310,114
Open Space Vehicular Access Barrier	\$613,224	\$91,984	\$122,645	\$827,852
Off-Site Roadway Improvements in Folsom (Fair Share Cost - Assumed 50%)	\$0	\$0	\$0	\$0
<b>Total Remaining SPIF-Funded Construction</b>	<b>\$80,398,377</b>	<b>\$12,059,757</b>	<b>\$16,079,675</b>	<b>\$108,537,809</b>
<b>Total SPIF-Funded Roadways</b>	<b>\$80,398,377</b>	<b>\$12,059,757</b>	<b>\$16,079,675</b>	<b>\$145,839,656</b>
<b>Roadways Funded by PAYGO [2]</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL BACKBONE ROADWAYS [3]</b>	<b>\$80,398,377</b>	<b>\$12,059,757</b>	<b>\$16,079,675</b>	<b>\$145,839,656</b>

Source: MacKay & Soms.

- [1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-28 for details.
- [2] Future lane widening of Oak Avenue Parkway and Empire Ranch Road.
- [3] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Roadway costs.

**Table 8**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Dry Utilities Costs (2023\$)**

Dry Utilities

Item	Construction	SMUD Contract Cost [1]	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		50%	15%	20%	
<b>SPIF DRY UTILITIES FACILITIES</b>					
Phase 1 Dry Utilities System [2]	-	-	-	-	\$2,715,076
Phase 2 Dry Utilities System [2]	-	-	-	-	\$4,470,818
<b>Remaining Construction</b>					
<b>Backbone Dry Utility System</b>					
Alder Creek Parkway	\$2,275,643	\$1,137,821	\$341,346	\$455,129	\$4,209,939
Prairie City Road	\$3,154,409	\$1,577,204	\$473,161	\$630,882	\$5,835,657
Oak Avenue Parkway	\$1,556,391	\$778,195	\$233,459	\$311,278	\$2,879,323
East Bidwell Street	\$0	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0	\$0
Empire Ranch Road	\$698,122	\$349,061	\$104,718	\$139,624	\$1,291,526
Rowberry Drive	\$309,891	\$154,945	\$46,484	\$61,978	\$573,298
Mangini Parkway	\$1,151,683	\$575,842	\$172,752	\$230,337	\$2,130,614
Savannah Parkway	\$215,069	\$107,535	\$32,260	\$43,014	\$397,878
<b>Subtotal Backbone Dry Utility System</b>	<b>\$9,361,208</b>	<b>\$4,680,604</b>	<b>\$1,404,181</b>	<b>\$1,872,242</b>	<b>\$17,318,234</b>
<b>Electrical Transmission System - 69 KV Pole Relocation</b>					
Alder Creek Parkway	\$809,420	\$404,710	\$121,413	\$161,884	\$1,497,427
<b>Subtotal Electrical Transmission System</b>	<b>\$809,420</b>	<b>\$404,710</b>	<b>\$121,413</b>	<b>\$161,884</b>	<b>\$1,497,427</b>
<b>Subtotal Remaining Construction</b>	<b>\$10,170,628</b>	<b>\$5,085,314</b>	<b>\$1,525,594</b>	<b>\$2,034,126</b>	<b>\$18,815,661</b>
<b>TOTAL DRY UTILITIES COSTS [3]</b>	<b>\$10,170,628</b>	<b>\$5,085,314</b>	<b>\$1,525,594</b>	<b>\$2,034,126</b>	<b>\$26,001,555</b>

Source: MacKay & Soms.

- [1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.
- [2] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-28 for details.
- [3] The horizontal total does not sum because construction, SMUD contract costs, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Dry Utility costs.

**Table 9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated On-Site Potable Water System Costs (2023\$)**

On-Site Potable Water

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
<b>SPIF ON-SITE POTABLE WATER FACILITIES</b>				
Phase 1 On-Site Potable Water System [2]	-	-	-	<b>\$8,906,591</b>
Phase 2 On-Site Potable Water System [2]	-	-	-	<b>\$6,370,111</b>
<b>Remaining Construction</b>				
<b>Potable Water Pipelines System</b>				
Alder Creek Parkway	\$4,147,696	\$622,154	\$829,539	\$5,599,389
Oak Avenue Parkway	\$2,107,671	\$316,151	\$421,534	\$2,845,355
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$1,141,982	\$171,297	\$228,396	\$1,541,675
Rowberry Drive	\$218,247	\$32,737	\$43,649	\$294,634
Mangini Parkway	\$1,549,556	\$232,433	\$309,911	\$2,091,901
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$2,403,838	\$360,576	\$480,768	\$3,245,182
<b>Subtotal Potable Water Pipelines System</b>	<b>\$11,568,990</b>	<b>\$1,735,348</b>	<b>\$2,313,798</b>	<b>\$15,618,136</b>
<b>Storage Reservoirs</b>				
Zone 3 - Phase 1	\$5,590,859	\$838,629	\$1,118,172	\$7,547,660
Zone 3 - Phase 2	\$4,668,886	\$700,333	\$933,777	\$6,302,995
Zone 4	\$6,103,461	\$915,519	\$1,220,692	\$8,239,672
<b>Subtotal Storage Reservoirs</b>	<b>\$16,363,206</b>	<b>\$2,454,481</b>	<b>\$3,272,641</b>	<b>\$22,090,328</b>
<b>Pressure Reducing Stations</b>				
Zone 3 to Zone 2	\$83,502	\$12,525	\$16,700	\$112,728
Zone 4 to Zone 3	\$0	\$0	\$0	\$0
<b>Subtotal Pressure Reducing Stations</b>	<b>\$83,502</b>	<b>\$12,525</b>	<b>\$16,700</b>	<b>\$112,728</b>
<b>Booster Pump Stations</b>				
Off-site Zone 3 Booster Pump	\$7,679,000	\$1,151,850	\$1,535,800	\$10,366,650
Zone 3 to Pressure Zone 4 - Phase 2	\$385,000	\$57,750	\$77,000	\$519,750
<b>Subtotal Booster Pump Stations</b>	<b>\$8,064,000</b>	<b>\$1,209,600</b>	<b>\$1,612,800</b>	<b>\$10,886,400</b>
<b>Total Remaining Construction</b>	<b>\$36,079,697</b>	<b>\$5,411,955</b>	<b>\$7,215,939</b>	<b>\$48,707,592</b>
<b>TOTAL ON-SITE POTABLE WATER COSTS [2]</b>	<b>\$36,079,697</b>	<b>\$5,411,955</b>	<b>\$7,215,939</b>	<b>\$63,984,294</b>

Source: MacKay & Soms.

[1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-28 for details.

[2] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 On-Site Potable Water costs.



## Off-Site Potable Water

**Table 10**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Off-Site Potable Water System Costs (2023\$)**

Item	Percentage	Folsom Plan Area Cost			Total
		Existing [1]	Phase1	Phase 2	
<b>Existing Facilities Shared Capacity</b>					
WTP Phase III		\$2,450,000			\$2,450,000
WTP Phase IVA		\$1,110,000			\$1,110,000
WTP Phase IVB		\$6,887,000			\$6,887,000
Zone 3 East BPS		\$250,000			\$250,000
Natoma Raw Water Pipeline		\$1,543,000			\$1,543,000
Foothills Reservoirs		\$360,000			\$360,000
Zone 3 East Distribution System		\$500,000			\$500,000
Engineering, Admin, Construction Man., and Contingency		\$265,000			\$265,000
<b>Subtotal Existing Facilities</b>		<b>\$13,365,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,365,000</b>
Plus Escalation [2]		\$3,263,000			\$3,263,000
WTP Set Aside Fee Collected		(\$3,628,259)			
<b>Subtotal Escalated Existing Facilities</b>		<b>\$12,999,741</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,628,000</b>
<b>New Facilities</b>					
Transmission Pipelines - 24" [2]			-	\$20,784,870	\$20,784,870
<b>Subtotal New Construction</b>		<b>\$0</b>	<b>-</b>	<b>\$20,784,870</b>	<b>\$20,784,870</b>
<b>Subtotal New Facilities [3]</b>		<b>\$0</b>	<b>\$0</b>	<b>\$20,784,870</b>	<b>\$20,784,870</b>
<b>Systems Optimization Review (SOR)</b>					
SOR Incurred		\$2,300,000			\$2,300,000
Willow Hill SOR		\$0	\$5,700,000	\$0	\$5,700,000
<b>Subtotal SOR</b>		<b>\$2,300,000</b>	<b>\$5,700,000</b>	<b>\$0</b>	<b>\$8,000,000</b>
<b>Total</b>		<b>\$15,299,741</b>	<b>\$5,700,000</b>	<b>\$20,784,870</b>	<b>\$45,412,870</b>

Source: Brown & Caldwell; MacKay & Soms.

- [1] Phase 1 off-site water system costs based on actual construction costs for Phase 1 water systems.  
[2] Existing off-site water system facility hard costs based on the costs included in the SPIF Nexus Study FY 2017-2018 Update, adjusted by 2 years of SPIF Infrastructure Fee escalations, equal to 24.42%, rounded to the nearest \$1,000.  
[3] Does not include Phase 3 and Phase 4 Storage Tanks nor Zone 3 Booster Pump Station improvements. See Table 9 for details of these costs.

**Table 11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Off-Site Potable Water and Sewer System Costs and Sources of Funding (2023\$)**

**Off-Site Potable Water &  
 Sewer System  
 Costs and Sources of Funding**

Item	Total Estimated Costs	Funding Sources					Total
		Remaining SPIF Infrastructure Fee [1]	Water Treatment Plant Set- Aside Fee [1]	CFD 2013-1	CFD 17 Willow Hill	CFD 18 Water & Sewer Bond Proceeds & PAYGO [2]	
<b>Off-Site Potable Water Facilities</b>							
Existing Facilities	\$12,999,741	\$2,175,825	\$3,882,191	\$0	\$0	\$6,941,725	\$12,999,741
Systems Optimization Review (SOR)	\$8,000,000	\$0	\$0	\$2,300,000	\$5,700,000	\$0	\$8,000,000
Off-Site Water Pipeline - Phase 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off-Site Water Pipeline - Phase 2 [3]	\$20,784,870	\$0	\$0	\$0	\$0	\$20,784,870	\$20,784,870
<b>Subtotal Off-Site Potable Water Facilities</b>	<b>\$41,784,611</b>	<b>\$2,175,825</b>	<b>\$3,882,191</b>	<b>\$2,300,000</b>	<b>\$5,700,000</b>	<b>\$27,726,595</b>	<b>\$41,784,611</b>
<b>Total</b>	<b>\$41,784,611</b>	<b>\$2,175,825</b>	<b>\$3,882,191</b>	<b>\$2,300,000</b>	<b>\$5,700,000</b>	<b>\$27,726,595</b>	<b>\$41,784,611</b>

Source: MacKay & Somps; CFD No. 2013-1 Hearing Report; CFD No. 17 Hearing Report; CFD No. 18 Hearing Report; EPS.

[1] Off-Site Potable Water Existing Facilities: The SPIF Fee Program originally included \$7,655,000 of existing water system costs the City invested in recent years. The City requested that the City's past investments in the existing water system be allocated to the remaining FPASP land uses and charged as a Set-Aside Fee so the City can more efficiently recover its past water system investments. The amount shown in the SPIF reflects the proportion of SPIF credits that have been executed through July 15, 2020 through which the City will submit a SPIF Fee Program Reimbursement Agreement to be reimbursed by FPASP developers and builders through the SPIF Fee Program. The amount shown for the Water Treatment Plant Set-Aside Fee reflects the balance owed by the remaining undeveloped FPASP land uses. The amounts shown in these funding sources reflect FY 2023-2024 dollars.

See Appendix K for details.

[2] Funding consists of a combination of bond proceeds and PAYGO during the first 20 years of the CFD.

[43] The amount shown to be covered by CFD No. 18 is based on a conservative Phase 2 Water Facilities funding approach.

**Table 12**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Recycled Water System Costs (2023\$)**

**Recycled Water**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
<b>SPIF RECYCLED WATER FACILITIES</b>				
Phase 1 Recycled Water System [1]	-	-	-	\$794,076
Phase 1 Recycled Water System [1]	-	-	-	\$2,950,510
<b>Remaining Construction</b>				
<b>Recycled Water Pipelines</b>				
Alder Creek Parkway	\$4,912,450	\$736,868	\$982,490	\$6,631,808
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Mangini Parkway	\$1,238,866	\$185,830	\$247,773	\$1,672,469
Empire Ranch Road	\$811,883	\$121,782	\$162,377	\$1,096,042
Rowberry Drive	\$541,823	\$81,273	\$108,365	\$731,460
Savannah Parkway	\$0	\$0	\$0	\$0
Rustic Ridge Drive	\$0	\$0	\$0	\$0
Prairie City Road	\$1,363,500	\$204,525	\$272,700	\$1,840,725
Placerville Road Utility Corridor	\$488,567	\$73,285	\$97,713	\$659,565
<b>Subtotal Recycled Water Pipelines</b>	<b>\$9,357,088</b>	<b>\$1,403,563</b>	<b>\$1,871,418</b>	<b>\$12,632,069</b>
<b>Pressure Reducing Stations</b>	<b>\$417,552</b>	<b>\$62,633</b>	<b>\$83,510</b>	<b>\$563,695</b>
<b>Zone 5 Storage Reservoir</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Subtotal Remaining Construction</b>	<b>\$9,774,640</b>	<b>\$1,466,196</b>	<b>\$1,954,928</b>	<b>\$13,195,764</b>
<b>TOTAL RECYCLED WATER COSTS [2]</b>	<b>\$9,774,640</b>	<b>\$1,466,196</b>	<b>\$1,954,928</b>	<b>\$16,940,350</b>

Source: MacKay & Soms.

- [1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-28 for details.
- [2] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Recycled Water costs.

**Table 13**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Sewer System Costs (2023\$)**

<b>Sanitary Sewer</b>
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Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
<b>SPIF SANITARY SEWER FACILITIES</b>				
<b>Phase 1 Sanitary Sewer System [1] [2]</b>				
Sewer Pipelines	-	-	-	\$936,431
Alder Creek Lift Station	-	-	-	\$0
<b>Subtotal Phase 1 Sanitary Sewer System</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$936,431</b>
<b>Phase 2 Sanitary Sewer System [1] [2]</b>				<b>\$6,428,783</b>
<b>Remaining Construction</b>				
<b>Sanitary Sewer Pipelines</b>				
Alder Creek Parkway	\$909,995	\$136,499	\$181,999	\$1,228,493
Oak Avenue Parkway	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$0	\$0	\$0	\$0
Rowberry Drive	\$218,293	\$32,744	\$43,659	\$294,696
Mangini Parkway	\$260,426	\$39,064	\$52,085	\$351,575
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$2,976,883	\$446,532	\$595,377	\$4,018,792
Folsom Heights Drive	\$86,230	\$12,935	\$17,246	\$116,411
<b>Subtotal Sanitary Sewer Pipelines</b>	<b>\$4,451,827</b>	<b>\$667,774</b>	<b>\$890,365</b>	<b>\$6,009,967</b>
<b>Sanitary Sewer Pump Stations &amp; Force Mains</b>				
Alder Creek Sewer Lift Station - Phase 2	\$130,511	\$19,577	\$26,102	\$176,190
Russell Ranch Sewer Lift Station	\$0	\$0	\$0	\$0
Sewer Odor Control System	\$355,940	\$53,391	\$71,188	\$480,518
<b>Subtotal Sanitary Sewer Pump Station &amp; Force Mains</b>	<b>\$486,451</b>	<b>\$72,968</b>	<b>\$97,290</b>	<b>\$656,709</b>
<b>Subtotal Remaining Construction</b>	<b>\$4,938,278</b>	<b>\$740,742</b>	<b>\$987,656</b>	<b>\$6,666,675</b>
<b>TOTAL SANITARY SEWER COSTS [3]</b>	<b>\$4,938,278</b>	<b>\$740,742</b>	<b>\$987,656</b>	<b>\$14,031,889</b>

Source: MacKay & Soms.

- [1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-28 for details.
- [2] Does not include approximately \$4.7 million in improvements for the Phase 1 Alder Creek lift station that were funded by CFD 18.
- [3] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Sanitary Sewer costs.

<b>Storm Drainage</b>
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**Table 14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Storm Drainage System Costs (2023\$)**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
<i>Percentage</i>		15%	20%	
<b>SPIF STORM DRAINAGE FACILITIES</b>				
Phase 1 Storm Drainage System [1]	-	-	-	<b>\$3,768,439</b>
Phase 2 Storm Drainage System [1]	-	-	-	<b>\$13,236,947</b>
<b>Remaining Construction</b>				
<b>Storm Drain Pipelines</b>				
Alder Creek Parkway	\$7,771,336	\$1,165,700	\$1,554,267	\$10,491,304
Oak Avenue Parkway	\$3,101,322	\$465,198	\$620,264	\$4,186,785
East Bidwell Street	\$0	\$0	\$0	\$0
Westwood Drive	\$0	\$0	\$0	\$0
Empire Ranch Road	\$613,672	\$92,051	\$122,734	\$828,457
Rowberry Drive	\$291,553	\$43,733	\$58,311	\$393,596
Mangini Parkway	\$1,658,658	\$248,799	\$331,732	\$2,239,188
Savannah Parkway	\$0	\$0	\$0	\$0
Prairie City Road	\$4,439,167	\$665,875	\$887,833	\$5,992,875
Miscellaneous Storm Drain Improvements	\$150,000	\$22,500	\$30,000	\$202,500
<b>Subtotal Storm Drain Pipelines</b>	<b>\$18,025,708</b>	<b>\$2,703,856</b>	<b>\$3,605,142</b>	<b>\$24,334,705</b>
<b>Detention Basins [2]</b>				
Combo #1	\$707,024	\$106,054	\$141,405	\$954,482
Combo #2	\$1,603,181	\$240,477	\$320,636	\$2,164,294
Combo #3	\$1,103,746	\$165,562	\$220,749	\$1,490,057
Combo #4	\$479,391	\$71,909	\$95,878	\$647,178
Combo #5	\$530,554	\$79,583	\$106,111	\$716,248
DB #1	\$618,740	\$92,811	\$123,748	\$835,299
DB #2	\$635,133	\$95,270	\$127,027	\$857,430
DB #3	\$586,765	\$88,015	\$117,353	\$792,133
HMB #1	\$550,683	\$82,602	\$110,137	\$743,422
HMB #2	\$526,570	\$78,986	\$105,314	\$710,870
HMB #3	\$593,265	\$88,990	\$118,653	\$800,908
HMB #4	\$500,936	\$75,140	\$100,187	\$676,264
HMB #5	\$512,513	\$76,877	\$102,503	\$691,893
HMB #6	\$1,142,192	\$171,329	\$228,438	\$1,541,959

## Storm Drainage

**Table 14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Estimated Storm Drainage System Costs (2023\$)**

Item	Construction	Engineering/ Plan Check/ Inspection	Contingency	Total
HMB #8	\$828,852	\$124,328	\$165,770	\$1,118,950
HMB #9	\$548,302	\$82,245	\$109,660	\$740,208
HMB #10	\$791,156	\$118,673	\$158,231	\$1,068,061
HMB #11	\$569,218	\$85,383	\$113,844	\$768,444
HMB #12	\$863,036	\$129,455	\$172,607	\$1,165,099
HMB #13	\$859,511	\$128,927	\$171,902	\$1,160,340
HMB #14	\$798,235	\$119,735	\$159,647	\$1,077,617
HMB #15	\$686,463	\$102,969	\$137,293	\$926,725
<b>Subtotal Detention Basins</b>	<b>\$16,035,466</b>	<b>\$2,405,320</b>	<b>\$3,207,093</b>	<b>\$21,647,879</b>
<b>Subtotal Remaining Construction</b>	<b>\$34,061,174</b>	<b>\$5,109,176</b>	<b>\$6,812,235</b>	<b>\$45,982,584</b>
<b>TOTAL STORM DRAINAGE COSTS [5]</b>	<b>\$34,061,174</b>	<b>\$5,109,176</b>	<b>\$6,812,235</b>	<b>\$62,987,970</b>

Source: MacKay & Soms.

- [1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Infrastructure Backbone Facility costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-28 for details.
- [2] In this SPIF Nexus Study FY 2023 Update, DB No. 4 is combined with HMB No. 15, HMB No. 7 is combined with HMB No. 6, and HMB No. 17 is combined with HMB No. 18.
- [5] The horizontal total does not sum because construction, engineering/plan check/inspection, and contingency costs are not provided for the remaining Phase 1 and Phase 2 Storm Drainage costs.

### **SPIF Water Treatment Plant Set-Aside Fee**

As stipulated in the Water Supply Agreement between the City and the property owners, the FPASP development is responsible for reimbursing the City for having incurred past expenses to expand the water treatment facility and associated conveyance improvements. Therefore, the 2018 Nexus Study Update included approximately \$13.4 million (2017\$) in Water Supply Agreement existing facilities, of which \$5.7 million was to be funded by CFD No. 18 PAYGO revenue and \$7.7 million of which was to be included in the SPIF – Infrastructure Fee. The 2020 SPIF Nexus Study Update created a SPIF Water Treatment Plant Set-Aside to reimburse the City for these existing improvements, based on the total amount to be reimbursed to the City and projected amount of funding from CFD No. 18. This Set-Aside Fee is not payable through the use of reimbursements converted to fee credits and is required to be paid in cash at the time of final map approval (or building permit for multifamily and nonresidential development), so that the City can recoup a portion of its expenditures for the Water Treatment Plant in a timeframe acceptable to the City.

This 2023 SPIF Adjustment updates this fee based on 1) escalated cost of the share of existing City facilities for which FPASP development is responsible for funding; 2) Water Treatment Plant Set-Aside fees collected to date; and 3) updated revenue projections for CFD No. 18. As seen in **Table 10**, the remaining amount of reimbursement owed to the City for existing facilities, is approximately \$13.0 million. Approximately \$2.2 million is to be reimbursed to the City through the a SPIF Fee Program Reimbursement Agreement, and another \$6.9 million is to be paid by CFD No. 18, leaving \$3.8 million to be allocated to the remaining land uses through the Water Treatment Plan Set-Aside.

### **Habitat Mitigation Costs**

The 2020 Nexus Study Update estimated remaining habitat mitigation costs by calculating the acreage of various habitat types that were projected to be impacted by SPIF Infrastructure construction and multiplying these acres by current estimates of per-acre mitigation costs for each habitat type. Recognizing that the remaining SPIF infrastructure will be constructed over an extended period of time and that habitat mitigation costs over this time period are difficult to predict, EPS estimated remaining habitat mitigation costs in the following manner.

First, the remaining habitat mitigation costs from the 2020 Nexus Study Update were escalated to current year dollars (2023 \$). EPS then subtracted the total habitat mitigation costs incurred by constructing owners during Phase 2, as documented by Phase 2 Reimbursement Agreements. The resulting figure of \$5.1 million, as shown in **Table 15** and **16**, is then allocated to the remaining land uses.

**Table 15  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Estimated Habitat Mitigation Costs (2023\$)**

**Habitat Mitigation**

Item	Remaining Phase 1 Costs [1]	Remaining Phase 2 Costs [1]	Remaining Phase 3 Costs [2]	Total
<b>Total Habitat Costs</b>	<b>\$211,118</b>	<b>\$1,634,310</b>	<b>\$5,149,272</b>	<b>\$6,994,700</b>

Source: ECORP Consulting, Inc.; City of Folsom; EPS.

[1] The Phase 1 and Phase 2 costs shown reflect the Phase 1 and Phase 2 SPIF Habitat Mitigation costs included in SPIF Infrastructure Fee Reimbursements that have not been converted to SPIF credit, SPIF Infrastructure Fee payments made as of July 15, 2023, plus SPIF True-Up amounts. See Table B-1 through Table B-28 for details.

[3] See Table 16 for further detail on remaining costs.



**Table 16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Habitat Costs Calculation**

2020 Nexus Study Remaining Costs (2020\$)	Escalation to 2023/24\$		Phase 2 Reimbursement Agreement Habitat Costs				Total	Remaining Costs (2023/24\$)
	Factor	Escalated Amount	Toll Brothers	Russell Ranch	Eagle Parcel	Eagle Parcel		
			Folsom Ranch	Phase 2	85A	61+77		
\$5,793,310	18.65%	\$6,873,763	\$63,357	\$395,718	\$710,794	\$554,622	<b>\$1,724,491</b>	<b>\$5,149,272</b>

Source: 2019-2020 SPIF Nexus Study; MacKay and Somps; EPS.

## 4. Infrastructure Cost Allocation

As described in **Chapter 3, SPIF – Infrastructure Costs**, the cost estimates for Backbone infrastructure include the design and construction costs for the following types of facilities:

- Roadways.
- Dry Utilities.
- On-Site Potable Water System.
- Off-Site Potable Water System.
- Recycled Water System.
- Sanitary Sewer System.
- Storm Drainage System.
- Habitat Mitigation (for Backbone Infrastructure).

The methodology for determining how these costs are allocated to each type of land use in the FPASP are described in detail in the 2020 Nexus Study Update and summarized below:

1. Determine the total amount of land uses that will benefit from the infrastructure improvements (discussed in **Chapter 2**).
2. Determine the cost of infrastructure needed to serve new development (identified by the Specific Plan Document, City, and discussed in this **Chapter 4**).
3. Determine the net cost of infrastructure to be funded by the SPIF after accounting for other funding sources (calculated in this **Chapter 4**).
4. Determine the proportionate impact and the appropriate share of costs attributable to each land use:
  - a. Determine the appropriate factor to allocate the cost of required infrastructure improvements by improvement type (presented in this **Chapter 4**).
  - b. Apply the appropriate allocation factor to the anticipated land uses to determine the total number of equivalent dwelling units (EDUs) (see **Tables 17** through **24**).

- c. Determine the percentage of total EDUs by land use category (**Tables 17 through 24**).
- d. Multiply the percentage of EDUs by land use category by the total infrastructure cost by improvement type (**Tables 17 through 24**).
- e. Divide the allocated cost by land use type by the number of units by land use type to determine the justifiable fee per unit (for residential) or by building square feet to determine the justifiable fee per building square feet (for nonresidential).

As described above, the cost allocation factors used in this 2023 SPIF Adjustment are unchanged from the 2020 Nexus Study Update.

Roadways

**Table 17**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Roadways Costs (2023\$)**

Land Use Category	ITE Code	Land Uses		PM Peak	PM Peak	Avg. Trip Length (Miles)	New Trips (Percentage)	Vehicle Mile Trips (VMT)	EDU Factor	Total EDUs	Percentage Allocation	Cost Distribution	Cost per Unit or Bldg. Sq. Ft.
		Developable Acres	Units or Bldg. Sq. Ft.	Trips per Unit or 1,000 Bldg. Sq. Ft.	Hour Trips per Acre (Nonres Only)								
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	<i>G=C*E*F</i>	<i>H=G/SFHD G</i>	<i>I=B*G</i>	<i>J=I/Total I</i>	<i>K=J*Total K</i>	<i>K/B</i>
<b>Residential</b>			<i>units</i>	<i>per unit</i>			<i>per unit</i>	<i>per unit</i>	<i>per unit</i>				<i>per unit</i>
Single-Family (SF)		287.5	974	1.10	-	5.0	100%	5.50	1.10	1,071	11.39%	\$16,617,374	\$17,061
Single-Family High Density (SFHD)		233.9	1,571	1.00	-	5.0	100%	5.00	1.00	1,571	16.71%	\$24,366,151	\$15,510
Multifamily Low Density (MLD)		173.9	1,676	0.90	-	5.0	100%	4.50	0.90	1,508	16.04%	\$23,395,228	\$13,959
Multifamily Medium Density (MMD)		47.8	896	0.80	-	5.0	100%	4.00	0.80	717	7.62%	\$11,117,541	\$12,408
Multifamily High Density (MHD)		50.0	1,171	0.75	-	5.0	100%	3.75	0.75	878	9.34%	\$13,621,625	\$11,632
Mixed Use (MU) - Residential		17.1	343	0.70	-	5.0	100%	3.50	0.70	240	2.55%	\$3,723,942	\$10,857
<b>Subtotal Residential</b>		<b>810.2</b>	<b>6,631</b>							<b>5,986</b>	<b>63.66%</b>	<b>\$92,841,861</b>	
<i>Formula</i>		<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*(B/A)/1000</i>	<i>E</i>	<i>F</i>	<i>G=D*E*F</i>	<i>H=G/SFHD G</i>	<i>I=A*H</i>	<i>J=I/Total I</i>	<i>K=J*Total K</i>	<i>K/B</i>
<b>Nonresidential</b>			<i>bldg. sq. ft.</i>	<i>per 1,000 SF</i>	<i>per acre</i>		<i>per acre</i>	<i>per acre</i>	<i>per acre</i>				<i>per bldg. sq. ft.</i>
Mixed Use (MU) - Commercial	820 Shopping Center	11.4	100,362	3.71	32.66	2.75	66%	59.28	11.86	135	1.44%	\$2,096,335	\$20.89
Industrial/Office Park (IND/OP)	750 Office Park	103.4	1,353,845	1.48	19.38	4.25	90%	74.11	14.82	1,533	16.30%	\$23,774,032	\$17.56
General Commercial (GC)	820 Shopping Center	54.0	586,970	3.71	40.31	3.25	66%	86.47	17.29	934	9.94%	\$14,489,649	\$24.69
Community Commercial (CC)	820 Shopping Center	24.5	235,224	3.71	35.62	3.25	66%	76.40	15.28	374	3.98%	\$5,806,622	\$24.69
Regional Commercial (RC)	826 Specialty Retail Store	31.3	378,841	2.71	32.75	3.25	66%	70.25	14.05	440	4.68%	\$6,831,158	\$18.03
<b>Subtotal Nonresidential</b>		<b>224.7</b>	<b>2,655,242</b>							<b>3,417</b>	<b>36.34%</b>	<b>\$52,997,795</b>	
<b>Total Plan Area</b>		<b>1,034.9</b>								<b>9,403</b>	<b>100.00%</b>	<b>\$145,839,656</b>	

Source: MacKay & Somps; City of Folsom; ITE Vehicle Trip Generation Rates - 9th Edition; EPS.

**Table 18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Dry Utilities (2023\$)**

**Dry Utilities**

Land Use	Land Uses		Cost Allocation Basis							Dry Utilities Cost Allocation		
	Developable Acres	Units/Sq. Ft.	A-EDU Factor	Total A-EDUs	Distribution of A-EDUs	Assigned Cost-A	B-EDU Factor	Total B-EDUs	Distribution of B-EDUs	Assigned Cost-B	per Acre	per Unit/Sq. Ft.
Formula	A	B	C	D=C*A	E=D/Total Acres	F=Total Cost*E	G	H=G*B or G*A	I=H/Subtotal H	J=Subtotal F*I	K=J/A	L=J/B
<b>Residential</b>		<i>units</i>	<i>per acre</i>				<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	287.5	974	1.00	288	27.8%	\$7,223,697	1.00	974	17.4%	\$3,534,564	\$12,294	\$3,629
Single-Family High Density (SFHD)	233.9	1,571	1.00	234	22.6%	\$5,876,519	1.00	1,571	28.0%	\$5,701,026	\$24,375	\$3,629
Multifamily Low Density (MLD)	173.9	1,676	1.00	174	16.8%	\$4,368,811	0.75	1,257	22.4%	\$4,561,547	\$26,234	\$2,722
Multifamily Medium Density (MMD)	47.8	896	1.00	48	4.6%	\$1,201,010	0.75	672	12.0%	\$2,438,631	\$51,017	\$2,722
Multifamily High Density (MHD)	50.0	1,171	1.00	50	4.8%	\$1,256,713	0.75	878	15.7%	\$3,187,095	\$63,720	\$2,722
Mixed Use (MU) - Residential	17.1	343	1.00	17	1.7%	\$429,650	0.75	257	4.6%	\$933,538	\$54,593	\$2,722
<b>Subtotal</b>	<b>810.2</b>	<b>6,631</b>		<b>810</b>	<b>78.3%</b>	<b>\$20,356,401</b>		<b>5,610</b>	<b>100.0%</b>	<b>\$20,356,401</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>				<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.00	11	1.1%	\$286,433	1.00	11	5.1%	\$286,433	\$25,126	\$2.85
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.00	103	10.0%	\$2,598,253	1.00	103	46.0%	\$2,598,253	\$25,126	\$1.92
General Commercial (GC)	54.0	586,970	1.00	54	5.2%	\$1,357,293	1.00	54	24.0%	\$1,357,293	\$25,126	\$2.31
Community Commercial (CC)	24.5	235,224	1.00	25	2.4%	\$615,581	1.00	25	10.9%	\$615,581	\$25,126	\$2.62
Regional Commercial (RC)	31.3	378,841	1.00	31	3.0%	\$787,595	1.00	31	14.0%	\$787,595	\$25,126	\$2.08
<b>Subtotal</b>	<b>224.7</b>	<b>2,655,242</b>		<b>225</b>	<b>21.7%</b>	<b>\$5,645,155</b>		<b>225</b>	<b>100.0%</b>	<b>\$5,645,155</b>		
<b>Total Project</b>	<b>1,034.9</b>			<b>1,035</b>	<b>100.0%</b>	<b>\$26,001,555</b>				<b>\$26,001,555</b>		

Source: MacKay & Soms; EPS

**Table 19**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: On-Site Potable Water (2023\$)**

**On-Site  
Potable Water**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Water Cost Allocation		
	Dev. Acres	Units/ Sq. Ft.	Water Demand [1]	Total Demand	Distribution of Demand	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	A	B	C	D=C*A or B	E=D/Total Demand	F=Total Cost*E	G=F/A	H=F/B
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.1	840	0.59	496	23.2%	\$14,816,121	\$60,448	\$17,638
Single-Family High Density (SFHD)	178.8	1,298	0.37	480	22.4%	\$14,357,526	\$80,288	\$11,061
Multifamily Low Density (MLD)	159.0	1,553	0.23	357	16.7%	\$10,678,309	\$67,175	\$6,876
Multifamily Medium Density (MMD)	47.8	896	0.19	170	8.0%	\$5,089,379	\$106,472	\$5,680
Multifamily High Density (MHD)	50.0	1,171	0.18	211	9.8%	\$6,301,336	\$125,984	\$5,381
Mixed Use (MU) - Residential	17.1	343	0.16	55	2.6%	\$1,640,655	\$95,945	\$4,783
<b>Subtotal</b>	<b>697.8</b>	<b>6,101</b>		<b>1,769</b>	<b>82.7%</b>	<b>\$52,883,326</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.64	19	0.9%	\$558,923	\$49,028	\$5.57
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.97	204	9.5%	\$6,090,206	\$58,894	\$4.50
General Commercial (GC)	42.5	461,297	1.54	65	3.1%	\$1,955,718	\$46,039	\$4.24
Community Commercial (CC)	24.5	235,224	1.54	38	1.8%	\$1,127,950	\$46,039	\$4.80
Regional Commercial (RC)	31.3	378,841	1.46	46	2.1%	\$1,368,170	\$43,647	\$3.61
<b>Subtotal</b>	<b>213.1</b>	<b>2,529,569</b>		<b>371</b>	<b>17.3%</b>	<b>\$11,100,967</b>		
<b>Total Project</b>	<b>910.9</b>			<b>2,140</b>	<b>100.0%</b>	<b>\$63,984,294</b>		

Source: Folsom Specific Plan Area Water Supply Assessment (June 2010), MacKay & Somsps, EPS

[1] Residential: acre feet/dwelling unit/year; nonresidential: acre feet/acre/year

**Table 20**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Off-Site Potable Water (2023\$)**

**Off-Site  
Potable Water**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Water Cost Allocation		
	Dev. Acres	Units/ Sq. Ft.	Water Demand [1]	Total Demand	Distribution of Demand	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total Demand</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.1	840	0.59	496	23.2%	\$1,402,786	\$5,723	\$1,670
Single-Family High Density (SFHD)	178.8	1,298	0.37	480	22.4%	\$1,359,367	\$7,602	\$1,047
Multifamily Low Density (MLD)	159.0	1,553	0.23	357	16.7%	\$1,011,020	\$6,360	\$651
Multifamily Medium Density (MMD)	47.8	896	0.19	170	8.0%	\$481,861	\$10,081	\$538
Multifamily High Density (MHD)	50.0	1,171	0.18	211	9.8%	\$596,609	\$11,928	\$509
Mixed Use (MU) - Residential	17.1	343	0.16	55	2.6%	\$155,337	\$9,084	\$453
<b>Subtotal</b>	<b>697.8</b>	<b>6,101</b>		<b>1,769</b>	<b>82.7%</b>	<b>\$5,006,979</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.64	19	0.9%	\$52,919	\$4,642	\$0.53
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.97	204	9.5%	\$576,619	\$5,576	\$0.43
General Commercial (GC)	42.5	461,297	1.54	65	3.1%	\$185,167	\$4,359	\$0.40
Community Commercial (CC)	24.5	235,224	1.54	38	1.8%	\$106,794	\$4,359	\$0.45
Regional Commercial (RC)	31.3	378,841	1.46	46	2.1%	\$129,538	\$4,133	\$0.34
<b>Subtotal</b>	<b>213.1</b>	<b>2,529,569</b>		<b>371</b>	<b>17.3%</b>	<b>\$1,051,037</b>		
<b>Total Project</b>	<b>910.9</b>			<b>2,140</b>	<b>100.0%</b>	<b>\$6,058,016</b>		

Source: Folsom Specific Plan Area Water Supply Assessment (June 2010), MacKay & Soms, EPS

[1] Residential: acre feet/dwelling unit/year; nonresidential: acre feet/acre/year

**Table 21  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Infrastructure Cost Allocation: Recycled Water (2023\$)**

**Recycled Water**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Water Cost Allocation		
	Dev. Acres	Units/ Sq. Ft.	Water Demand [1]	Total Demand	Distribution of Demand	Assigned Cost	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total Demand</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.1	840	0.59	496	23.2%	\$3,922,686	\$16,004	\$4,670
Single-Family High Density (SFHD)	178.8	1,298	0.37	480	22.4%	\$3,801,269	\$21,257	\$2,929
Multifamily Low Density (MLD)	159.0	1,553	0.23	357	16.7%	\$2,827,167	\$17,785	\$1,820
Multifamily Medium Density (MMD)	47.8	896	0.19	170	8.0%	\$1,347,454	\$28,189	\$1,504
Multifamily High Density (MHD)	50.0	1,171	0.18	211	9.8%	\$1,668,329	\$33,355	\$1,425
Mixed Use (MU) - Residential	17.1	343	0.16	55	2.6%	\$434,376	\$25,402	\$1,266
<b>Subtotal</b>	<b>697.8</b>	<b>6,101</b>		<b>1,769</b>	<b>82.7%</b>	<b>\$14,001,281</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.64	19	0.9%	\$147,979	\$12,981	\$1.47
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.97	204	9.5%	\$1,612,430	\$15,593	\$1.19
General Commercial (GC)	42.5	461,297	1.54	65	3.1%	\$517,792	\$12,189	\$1.12
Community Commercial (CC)	24.5	235,224	1.54	38	1.8%	\$298,634	\$12,189	\$1.27
Regional Commercial (RC)	31.3	378,841	1.46	46	2.1%	\$362,234	\$11,556	\$0.96
<b>Subtotal</b>	<b>213.1</b>	<b>2,529,569</b>		<b>371</b>	<b>17.3%</b>	<b>\$2,939,069</b>		
<b>Total Project</b>	<b>910.9</b>			<b>2,140</b>	<b>100.0%</b>	<b>\$16,940,350</b>		

Source: Folsom Specific Plan Area Water Supply Assessment (June 2010), MacKay & Soms, EPS

[1] Residential: acre feet/dwelling unit/year; nonresidential: acre feet/acre/year



**Table 22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Sewer (2023\$)**

Sewer

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Sewer Cost Allocation		
	Dev. Acres	Units/ Sq. Ft.	ESDs per Unit/ 1k Sq. Ft. [1]	Total EDUs	Distribution of EDUs	Assigned Cost	per Acre	per Unit/ Sq. Ft.
Formula	A	B	C	D=B*C or D=B/1,000*C	E=D/Total EDUs	F=Total Cost*E	G=F/A	H=F/B
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	245.1	840	1.00	840	15.3%	\$2,143,601	\$8,746	\$2,552
Single-Family High Density (SFHD)	178.8	1,298	1.00	1,298	23.6%	\$3,312,374	\$18,523	\$2,552
Multifamily Low Density (MLD)	159.0	1,553	0.75	1,165	21.2%	\$2,972,333	\$18,698	\$1,914
Multifamily Medium Density (MMD)	47.8	896	0.75	672	12.2%	\$1,714,881	\$35,876	\$1,914
Multifamily High Density (MHD)	50.0	1,171	0.75	878	16.0%	\$2,241,212	\$44,809	\$1,914
Mixed Use (MU) - Residential	17.1	343	0.75	257	4.7%	\$656,478	\$38,391	\$1,914
<b>Subtotal</b>	<b>697.8</b>	<b>6,101</b>		<b>5,110</b>	<b>92.9%</b>	<b>\$13,040,879</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per 1k sq. ft.</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	0.10	10	0.2%	\$25,611	\$2,247	\$0.26
Industrial/Office Park (IND/OP)	103.4	1,353,845	0.20	271	4.9%	\$690,977	\$6,682	\$0.51
General Commercial (GC)	42.5	461,297	0.10	46	0.8%	\$117,719	\$2,771	\$0.26
Community Commercial (CC)	24.5	235,224	0.10	24	0.4%	\$60,027	\$2,450	\$0.26
Regional Commercial (RC)	31.3	378,841	0.10	38	0.7%	\$96,677	\$3,084	\$0.26
<b>Subtotal</b>	<b>213.1</b>	<b>2,529,569</b>		<b>388</b>	<b>7.1%</b>	<b>\$991,011</b>		
<b>Total Project</b>	<b>910.9</b>			<b>5,499</b>	<b>100.0%</b>	<b>\$14,031,889</b>		

Source: MacKay & Somps; SASD; EPS.

[1] Reflects Sacramento Area Sewer District (SAS) ESD factors for monthly rates.

**Table 23**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Storm Drainage (2023\$)**

**Storm Drainage**

Land Use	Land Uses		Cost Allocation Basis			Drainage Cost Allocation		
	Developable Acres	Units/Sq. Ft.	Impervious Area per Acre	Total EDUs	Distribution of EDUs	Assigned Cost	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	A	B	C	D=C*A	E=D/Total EDUs	F=Total Cost*E	G=F/A	H=F/B
<b>Residential</b>		<i>units</i>						<i>per unit</i>
Single-Family (SF)	287.5	974	0.25	72	12.8%	\$8,072,508	\$28,078	\$8,288
Single-Family High Density (SFHD)	233.9	1,571	0.40	94	16.7%	\$10,507,252	\$44,925	\$6,688
Multifamily Low Density (MLD)	173.9	1,676	0.60	104	18.6%	\$11,717,190	\$67,387	\$6,991
Multifamily Medium Density (MMD)	47.8	896	0.70	33	6.0%	\$3,757,974	\$78,619	\$4,194
Multifamily High Density (MHD)	50.0	1,171	0.80	40	7.1%	\$4,494,022	\$89,850	\$3,838
Mixed Use (MU) - Residential	17.1	343	0.90	15	2.7%	\$1,728,489	\$101,081	\$5,039
<b>Subtotal</b>	<b>810.2</b>	<b>6,631</b>		<b>359</b>	<b>63.9%</b>	<b>\$40,277,436</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>						<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	0.90	10	1.8%	\$1,152,326	\$101,081	\$11.48
Industrial/Office Park (IND/OP)	103.4	1,353,845	0.90	93	16.6%	\$10,452,807	\$101,081	\$7.72
General Commercial (GC)	54.0	586,970	0.90	49	8.7%	\$5,460,406	\$101,081	\$9.30
Community Commercial (CC)	24.5	235,224	0.90	22	3.9%	\$2,476,489	\$101,081	\$10.53
Regional Commercial (RC)	31.3	378,841	0.90	28	5.0%	\$3,168,506	\$101,081	\$8.36
<b>Subtotal</b>	<b>224.7</b>	<b>2,655,242</b>		<b>202</b>	<b>36.1%</b>	<b>\$22,710,534</b>		
<b>Total Project</b>	<b>1,034.9</b>			<b>561</b>	<b>100.0%</b>	<b>\$62,987,970</b>		

Source: MacKay & Somps, EPS

**Habitat Mitigation**

**Table 24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Infrastructure Cost Allocation: Habitat Mitigation (2023\$)**

Land Use	Land Uses		Cost Allocation Basis			Habitat Mitigation Cost Allocation		
	Developable Acres	Units/Sq. Ft.	EDU Factor	Total EDUs	Distribution of EDUs	Assigned Cost	per Acre	per Unit/Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A</i>	<i>E=D/Total Acres</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>						<i>per unit</i>
Single-Family (SF)	287.5	974	1.00	288	27.8%	\$1,943,253	\$6,759	\$1,995
Single-Family High Density (SFHD)	233.9	1,571	1.00	234	22.6%	\$1,580,847	\$6,759	\$1,006
Multifamily Low Density (MLD)	173.9	1,676	1.00	174	16.8%	\$1,175,257	\$6,759	\$701
Multifamily Medium Density (MMD)	47.8	896	1.00	48	4.6%	\$323,085	\$6,759	\$361
Multifamily High Density (MHD)	50.0	1,171	1.00	50	4.8%	\$338,069	\$6,759	\$289
Mixed Use (MU) - Residential	17.1	343	1.00	17	1.7%	\$115,581	\$6,759	\$337
<b>Subtotal</b>	<b>810.2</b>	<b>6,631</b>		<b>810</b>	<b>78.3%</b>	<b>\$5,476,092</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>						<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.00	11	1.1%	\$77,054	\$6,759	\$0.77
Industrial/Office Park (IND/OP)	103.4	1,353,845	1.00	103	10.0%	\$698,958	\$6,759	\$0.52
General Commercial (GC)	54.0	586,970	1.00	54	5.2%	\$365,126	\$6,759	\$0.62
Community Commercial (CC)	24.5	235,224	1.00	25	2.4%	\$165,598	\$6,759	\$0.70
Regional Commercial (RC)	31.3	378,841	1.00	31	3.0%	\$211,872	\$6,759	\$0.56
<b>Subtotal</b>	<b>224.7</b>	<b>2,655,242</b>		<b>225</b>	<b>21.7%</b>	<b>\$1,518,608</b>		
<b>Total Project</b>	<b>1,034.9</b>			<b>1,035</b>	<b>100.0%</b>	<b>\$6,994,700</b>		

Source: ECORP Consulting, Inc.; MacKay & Soms; EPS

## 5. SPIF Program Adjustments and Implementation

### **Automatic Inflation Adjustments**

As more specifically described in the SPIF Ordinance, the costs on which the SPIF is based shall be updated annually based on changes in actual cost experiences (using unit price and other cost data from completed projects) or using a construction cost index such as the Engineering News Record Construction Cost Index (CCI). In the event an index is used, in July of each calendar year, the City will adjust the SPIF—Infrastructure Fee Component by the average of the change in the San Francisco CCI and the change in the 20-city CCI as reported in the Engineering News Record for the 12-month period ending in May.

## APPENDICES:

- Appendix A: Final Map Approvals
- Appendix B: Prior Phase Summary  
Cost Adjustments
- Appendix C: Reimbursement  
Agreement Balances
- Appendix D: Roadways  
Construction Cost Estimates
- Appendix E: Dry Utility  
Construction Cost Estimates
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- Appendix H: Recycled Water  
Construction Cost Estimates
- Appendix I: Sanitary Sewer  
Construction Cost Estimates
- Appendix J: Storm Drainage  
Construction Cost Estimates



APPENDIX A:  
Final Map Approvals



**Table A-1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Final Map Approvals [1]**

Item	Unit Type 1		Unit Type 2		Total Lots
	Lots	Unit Type	Lots	Unit Type	
<b>Fiscal Year</b>					
Mangini Ranch Phase 1 Village 1 FM	108	SFHD	-	-	108
Mangini Ranch Phase 1 Village 9 FM	103	SFHD	-	-	103
Mangini Ranch Phase 1 Village 8 FM	78	SFHD	-	-	78
Mangini Ranch Phase 1 Village 2 FM	98	SFHD	-	-	98
Russell Ranch Phase 1 Village 6 FM	43	SFHD	-	-	43
Russell Ranch Phase 1 Village 1 FM	52	SF	-	-	52
Russell Ranch Phase 1 Village 7 FM	41	SFHD	-	-	41
Russell Ranch Phase 1 Village 2 FM	25	SF	-	-	25
Russell Ranch Phase 1 Village 3 FM	26	SF	-	-	26
Russell Ranch Phase 1 Village 8 FM	52	SFHD	-	-	52
Russell Ranch Phase 1 Village 5 FM	41	SF	-	-	41
Russell Ranch Phase 1 Village 4 FM	114	MLD	-	-	114
Carr Trust Final Map	28	SFHD	-	-	28
White Rock Springs Ranch Village 1 FM	93	SFHD	-	-	93
Mangini Ranch Phase 1 Village 5 FM	87	SFHD	-	-	87
White Rock Springs Ranch Villages 8 & 9 FM	86	SF	-	-	86
Mangini Ranch Phase 1 Village 6 FM	116	SFHD	-	-	116
Mangini Ranch Phase 1 Village 7 FM	108	SFHD	-	-	108
White Rock Springs Ranch Villages 2 and 3 FM	29	SF	52	SFHD	81
White Rock Springs Ranch Villages 4, 5, 6 and 7 FM	21	SF	114	SFHD	135
Mangini Ranch Phase 2 Village 7 FM	68	SF	-	-	68
Enclave at Folsom Ranch FM	111	MLD	-	-	111
Mangini Ranch Phase 1 Village 4 FM	86	SFHD	-	-	86
Mangini Ranch Phase 2 Village 4 FM	73	SFHD	-	-	73
Mangini Ranch Phase 2 Village 8 FM	36	MLD	-	-	36
Creekstone Phase 1 FM	71	MLD	-	-	71
Rockcross at Folsom Ranch FM	118	MLD	-	-	118
Mangini Ranch Phase 1 Village 3 FM	49	SFHD	-	-	49
Toll Brothers at Folsom Ranch Phase 1B and 1C FM	180	SFHD	18	MLD	198
Russell Ranch Phase 3A FM	103	SFHD	139	SF	242
Mangini Ranch Phase 2 Village 2 FM	74	SFHD	-	-	74
Mangini Ranch Phase 2 Village 1 FM	88	SFHD	-	-	88
Russell Ranch Phase 3B FM	110	SFHD	-	-	110
Mangini Ranch Phase 1C Village 1 FM	100	MLD	-	-	100
Mangini Ranch Phase 1C Village 2 FM	41	MLD	-	-	41
Mangini Ranch Phase 1C North Village 3 FM	35	MLD	-	-	35
Toll Brothers at Folsom Ranch Phase 1D FM	55	SFHD	43	MLD	98
Mangini Ranch Phase 2 Village 3 FM	53	SFHD	-	-	53
Mangini Ranch Phase 1C South Village 4	115	MLD	-	-	115
Toll Brothers at Folsom Ranch Phase 1E	116	SFHD	31	MLD	147
Mangini Ranch Phase 3 Village 1	102	SFHD	-	-	102
Mangini Ranch Phase 3 Villages 2 & 3	116	SFHD	-	-	116
Mangini Ranch Phase 3 Village 4	42	MLD	-	-	42
Russell Ranch Phase 2 Villages 1, 2 and 4	208	SFHD	-	-	208
Russell Ranch Phase 2 Village 3	63	SFHD	-	-	63
Mangini Ranch Phase 2 Village 5 & 6	153	SFHD	-	-	153
Broadstone Estates Small Lot Map	81	SF	-	-	81
Toll Brothers at Folsom Ranch Phase 1F	100	SFHD	-	-	100
Toll Brothers at Folsom Ranch Phase 3A	135	SFHD	-	-	135

Source: City of Folsom; Mackay and Soms; EPS.

[1] Does not include building permits issued for 152 MHD units for St. Anton.

## APPENDIX B:

### Prior Phase Summary Cost Adjustments

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**Table B-1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Summary of Phase 1 Remaining SPIF Infrastructure Costs [1]**

Item	Phase 1 Reimbursement Agreements (2023\$) [1]			Total
	SPIF TNHC Only	SPIF ECIC/Enclave Shared [2]	Total	
<b>SPIF Facility Cost Estimate</b>				
<b>Phase 1 Roadways</b>				
Rough Grading	\$2,973,704	\$134,198	\$3,107,902	\$3,107,902
Backbone Roadways	\$2,353,943	\$277,199	\$2,631,142	\$2,631,142
Railroad Crossings	\$222,193	\$0	\$222,193	\$222,193
City Fiber Optic & Traffic Control System	\$147,510	\$116,558	\$264,068	\$264,068
Signalized Intersections & Improvements	\$434,083	\$211,012	\$645,095	\$645,095
Open Space Vehicular Access Barrier	\$54,082	\$1,608	\$55,690	\$55,690
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$6,185,515</b>	<b>\$740,575</b>	<b>\$6,926,090</b>	<b>\$6,926,090</b>
<b>Dry Utility System</b>	<b>\$2,187,788</b>	<b>\$527,288</b>	<b>\$2,715,076</b>	<b>\$2,715,076</b>
<b>Potable Water System</b>	<b>\$8,448,078</b>	<b>\$458,513</b>	<b>\$8,906,591</b>	<b>\$8,906,591</b>
<b>Off-Site Water System (Set-Aside)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Recycled Water System</b>	<b>\$622,536</b>	<b>\$171,540</b>	<b>\$794,076</b>	<b>\$794,076</b>
<b>Sanitary Sewer System</b>				
Sewer Pipelines	\$936,431	\$0	\$936,431	\$936,431
Alder Creek Lift Station (Set-Aside)	\$0	\$0	\$0	\$0
<b>Subtotal Sanitary Sewer System</b>	<b>\$936,431</b>	<b>\$0</b>	<b>\$936,431</b>	<b>\$936,431</b>
<b>Storm Drain System</b>	<b>\$2,950,632</b>	<b>\$817,807</b>	<b>\$3,768,439</b>	<b>\$3,768,439</b>
<b>Habitat Mitigation</b>	<b>\$211,118</b>	<b>\$0</b>	<b>\$211,118</b>	<b>\$211,118</b>
<b>Total Phase 1 Costs</b>	<b>\$21,542,098</b>	<b>\$2,715,723</b>	<b>\$24,257,821</b>	<b>\$24,257,821</b>

*ph1 costs remain*

Source: SPIF Nexus Study Fiscal Year 2017-2018 Update; MacKay & Soms; WestLand; TNHC; EPS.

[1] Reflects the remaining balance of SPIF Infrastructure Fee Reimbursements for Phase 1 SPIF facilities less SPIF Infrastructure Fee payments paid through July 15, 2023, in Fiscal Year 2023-24 dollars. See Table B-2 through Table B-4 for details.

[2] Includes approximately \$2.7 million in reimbursements that were transferred to UC Davis in September 2021 that have not been converted to fee credits as of August 2023.

**Table B-2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustmen**  
**TNHC Only/Lennar Phase 1 Backbone Facilities Reimbursement Analysis:**

**TNHC Russell Ranch LLC/Lennar**  
**Reimbursement Analysis**

Item	Phase 1 Construction Plan							Percentage of Total	Allocation of Remaining Reimburse. Amount
	Russell Ranch Alder Creek Parkway	Russell Ranch Grand Prairie Road	Zone 5 Water Tank and Zone 6 Booster Pump Station	Zone 4 and Zone 5 Water Booster Pump Station	Enclave Backbone Infrastructure	Habitat Mitigation	Total		
<b>SPIF Infrastructure Fee Reimbursement:</b>									
Initial Reimbursement Amount [1]	-	-	-	-	-	-	\$41,986,506		
Remaining Reimbursement Amount [2]	-	-	-	-	-	-	\$21,542,096		
<b>Net Remaining Reimbursement Amount</b>	-	-	-	-	-	-	<b>\$21,542,096</b>		
<b>SPIF Facility Cost Estimate [4]</b>									
<b>Phase 1 Roadways</b>									
Rough Grading	\$4,667,845	\$7,644	\$1,035,637	\$59,202	\$58,176	\$0	\$5,828,504	13.8%	\$2,973,704
Backbone Roadways	\$4,482,660	\$50,700	\$0	\$12,362	\$68,040	\$0	\$4,613,762	10.9%	\$2,353,943
Railroad Crossings	\$234,000	\$201,500	\$0	\$0	\$0	\$0	\$435,500	1.0%	\$222,193
City Fiber Optic & Traffic Control System	\$260,520	\$28,600	\$0	\$0	\$0	\$0	\$289,120	0.7%	\$147,510
Signalized Intersections & Improvements	\$740,649	\$0	\$0	\$0	\$110,160	\$0	\$850,809	2.0%	\$434,083
Open Space Vehicular Access Barrier	\$91,260	\$14,742	\$0	\$0	\$0	\$0	\$106,002	0.3%	\$54,082
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$10,476,934</b>	<b>\$303,186</b>	<b>\$1,035,637</b>	<b>\$71,564</b>	<b>\$236,376</b>	<b>\$0</b>	<b>\$12,123,697</b>	<b>28.7%</b>	<b>\$6,185,515</b>
<b>Dry Utility System</b>	\$4,041,540	\$0	\$149,058	\$97,500	\$0	\$0	\$4,288,098	10.2%	\$2,187,788
<b>Potable Water System</b>	\$2,358,460	\$1,015,300	\$8,941,400	\$4,243,200	\$0	\$0	\$16,558,360	39.2%	\$8,448,078
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$917,280	\$302,900	\$0	\$0	\$0	\$0	\$1,220,180	2.9%	\$622,536
<b>Sanitary Sewer System</b>									
Sewer Pipelines	\$1,835,418	\$0	\$0	\$0	\$0	\$0	\$1,835,418	4.3%	\$936,431
Alder Creek Lift Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Sanitary Sewer System</b>	<b>\$1,835,418</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,835,418</b>	<b>4.3%</b>	<b>\$936,431</b>
<b>Storm Drain System</b>	\$3,862,742	\$1,920,542	\$0	\$0	\$0	\$0	\$5,783,284	13.7%	\$2,950,632
<b>Habitat Mitigation [5]</b>	\$0	\$0	\$0	\$0	\$0	\$413,795	\$413,795	1.0%	\$211,118
<b>Total Phase 1 Costs</b>	<b>\$23,492,374</b>	<b>\$3,541,928</b>	<b>\$10,126,095</b>	<b>\$4,412,264</b>	<b>\$236,376</b>	<b>\$413,795</b>	<b>\$42,222,832</b>	<b>100.0%</b>	<b>\$21,542,098</b>

*tnhc reimb*

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Soms; MIC; TNHC; EPS.

[1] Based on Exhibit D of the TNHC Russell Ranch LLC (TNHC) SPIF Infrastructure Fee Program Fee Reimbursement Agreement.  
 [2] Based on the reimbursement balances for TNHC as of July 15, 2020. TNHC's remaining SPIF Fee reimbursement amounts are detailed in Appendix C.  
 [3] Reflects the allocation of SPIF Infrastructure Fee payments made as of July 15, 2023.  
 [4] Unless otherwise noted, based on the Phase 1 SPIF Infrastructure cost estimates from the SPIF Nexus Study FY 2017-2018 Update, as detailed below.  
Russell Ranch Alder Creek Parkway: See Table A-1.  
Russell Ranch Grand Prairie Road: See Table A-2.  
Zone 5 Water Tank and Zone 6 Booster Pump Station: See Table A-8.  
Zone 4 and Zone 5 Water Booster Pump Station: See Table A-9.  
Enclave Backbone Infrastructure: See Table A-10.  
 [5] Reflects the habitat mitigation amount reflected in tables supporting the Exhibit D of the MIC Phase 1 Backbone Facilities SPIF Reimbursement Agreement.

Table B-3

## Folsom Plan Area Specific Plan

## Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment

## East Carpenter Improvement Company, LLC (ECIC)/Enclave at Folsom Ranch, LLC (Enclave) Backbone Facilities Reimbursement Analysis

ECIC/Enclave  
Reimbursement Analysis

Item	SPIF Facility Construction Plan					Percentage of Total	Allocation of Remaining Reimburse. Amount
	Alder Creek Parkway	East Bidwell	Westwood Drive	Hydromod. Basin No. 19	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>							
Initial Reimbursement Amount [1]	-	-	-	-	\$10,456,880		
Remaining Reimbursement Amount [2]	-	-	-	-	\$2,715,722		
Less SPIF Infrastructure Fee Payments	-	-	-	-	-		
<b>Net Remaining Reimbursement Amount</b>	-	-	-	-	<b>\$2,715,722</b>		
<b>SPIF Facility Cost Estimate</b>							
<b>Phase 1 Roadways</b>							
Rough Grading	\$295,168	\$0	\$221,561	\$0	\$516,729	4.9%	\$134,198
Backbone Roadways	\$647,855	\$218,039	\$201,457	\$0	\$1,067,351	10.2%	\$277,199
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$232,350	\$164,234	\$52,222	\$0	\$448,806	4.3%	\$116,558
Signalized Intersections & Improvements	\$634,400	\$178,101	\$0	\$0	\$812,501	7.8%	\$211,012
Open Space Vehicular Access Barrier	\$0	\$6,192	\$0	\$0	\$6,192	0.1%	\$1,608
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$1,809,773</b>	<b>\$566,566</b>	<b>\$475,240</b>	<b>\$0</b>	<b>\$2,851,579</b>	<b>27.3%</b>	<b>\$740,575</b>
<b>Dry Utility System</b>	\$1,052,886	\$740,793	\$236,642	\$0	\$2,030,321	19.4%	\$527,288
<b>Potable Water System</b>	\$464,700	\$1,082,419	\$218,383	\$0	\$1,765,502	16.9%	\$458,513
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$211,365	\$297,232	\$151,918	\$0	\$660,515	6.3%	\$171,540
<b>Sanitary Sewer System</b>							
Sewer Pipelines	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Alder Creek Lift Station	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Sanitary Sewer System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Storm Drain System</b>	\$1,203,513	\$1,009,625	\$140,772	\$795,054	\$3,148,964	30.1%	\$817,807
<b>Habitat Mitigation</b>	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Total SPIF Facility Costs [3]</b>	<b>\$4,742,237</b>	<b>\$3,696,635</b>	<b>\$1,222,955</b>	<b>\$795,054</b>	<b>\$10,456,881</b>	<b>100.0%</b>	<b>\$2,715,722</b>

ecic enclave reimb

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay &amp; Somp; MIC; TNHC; EPS.

- [1] Based on a cost-sharing agreement between ECIC and Enclave. Initial reimbursement amounts for each entity shown below.  
 ECIC - \$5,799,132  
 Enclave - \$4,657,748
- [2] Based on the reimbursement balances for ECIC and Enclave as of July 15, 2023. Remaining reimbursement amounts for each entity is shown below and detailed in Appendix C.
- [3] The Total SPIF Facility Costs may not equal the reimbursement amount due to rounding.

**Table B-4**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Summary of Phase 2 Remaining SPIF Infrastructure Costs [1]**

Item	Phase 2 Reimbursement Agreements (2023\$) [1]										Total	
	ECIC Ph. 2C V. 3	ECIC Ph. 2C V. 5 and 6	Eagle Parcels 61 and 77	Eagle Parcel 85A	Toll Bros. Folsom Ranch [3]	CMB Ph. 1E	Elliot Hornes Broadstone & Zone 4 Tank	Russell Ranch Phase 2	Russell Ranch Phase 3	White Rock Springs Ranch		ECIC Ph. 2A Villages 7 & 10
<b>SPIF Facility Cost Estimate [2]</b>												
<b>Phase 2 Roadways</b>												
Rough Grading	\$416,108	\$0	\$6,116,075	\$3,864,292	(\$417,677)	\$1,864	\$0	\$963,343	\$0	\$185,540	\$1,577,546	\$12,707,091
Backbone Roadways	\$1,210,609	\$0	\$6,542,904	\$1,447,987	(\$2,218,845)	\$146,417	\$382,007	\$3,689,146	\$271,076	\$400,025	\$1,369,677	\$13,241,003
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$215,050	\$0	\$0	\$0	\$0	\$215,050
City Fiber Optic & Traffic Control System	\$0	\$0	\$59,064	\$18,592	(\$28,816)	\$18,842	\$0	\$109,509	\$0	\$0	\$0	\$177,191
Signalized Intersections & Improvements	\$0	\$0	\$763,891	\$1,230,652	(\$155,532)	\$168,163	\$0	\$1,027,333	\$0	\$0	\$979,341	\$4,013,848
Open Space Vehicular Access Barrier	\$0	\$0	\$0	\$0	(\$8,382)	\$0	\$0	\$99,917	\$0	\$0	\$0	\$91,535
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Class 1 Trail	\$0	\$0	\$0	\$0	(\$69,961)	\$0	\$0	\$0	\$0	\$0	\$0	(\$69,961)
<b>Subtotal Phase 2 Roadways</b>	<b>\$1,626,717</b>	<b>\$0</b>	<b>\$13,481,934</b>	<b>\$6,561,523</b>	<b>(\$2,899,213)</b>	<b>\$335,286</b>	<b>\$597,057</b>	<b>\$5,889,248</b>	<b>\$271,076</b>	<b>\$585,565</b>	<b>\$3,926,564</b>	<b>\$30,375,757</b>
<b>Dry Utility System</b>	<b>\$548,831</b>	<b>\$0</b>	<b>\$1,574,525</b>	<b>\$847,616</b>	<b>(\$478,981)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,314,950</b>	<b>\$0</b>	<b>\$0</b>	<b>\$663,877</b>	<b>\$4,470,818</b>
<b>Potable Water System</b>	<b>\$885,311</b>	<b>\$0</b>	<b>\$1,397,883</b>	<b>\$1,441,019</b>	<b>(\$721,134)</b>	<b>\$0</b>	<b>\$1,393,128</b>	<b>\$799,232</b>	<b>\$528,246</b>	<b>\$68,225</b>	<b>\$578,201</b>	<b>\$6,370,111</b>
<b>Off-Site Water System (Set-Aside)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Recycled Water System</b>	<b>\$824,068</b>	<b>\$0</b>	<b>\$1,254,275</b>	<b>\$870,135</b>	<b>(\$335,355)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$288,387</b>	<b>\$0</b>	<b>\$49,000</b>	<b>\$0</b>	<b>\$2,950,510</b>
<b>Sanitary Sewer System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,704,043</b>	<b>\$115,604</b>	<b>(\$192,590)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,067,185</b>	<b>\$364,493</b>	<b>\$0</b>	<b>\$370,048</b>	<b>\$6,428,783</b>
<b>Storm Drain System</b>	<b>\$687,626</b>	<b>\$0</b>	<b>\$3,448,155</b>	<b>\$3,552,141</b>	<b>(\$1,455,199)</b>	<b>\$209,064</b>	<b>\$0</b>	<b>\$5,602,786</b>	<b>\$107,484</b>	<b>\$28,230</b>	<b>\$1,056,660</b>	<b>\$13,236,947</b>
<b>Habitat Mitigation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$554,622</b>	<b>\$701,561</b>	<b>(\$17,591)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$395,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,634,310</b>
<b>Total Phase 2 Costs</b>	<b>\$4,572,553</b>	<b>\$0</b>	<b>\$24,415,437</b>	<b>\$14,089,599</b>	<b>(\$6,100,063)</b>	<b>\$544,350</b>	<b>\$1,990,185</b>	<b>\$17,357,506</b>	<b>\$1,271,299</b>	<b>\$731,020</b>	<b>\$6,595,350</b>	<b>\$65,467,236</b>

p2 sum

Source: SPIF Nexus Study Fiscal Year 2017-2018 Update; MacKay & Soms; WestLand; TNHC; EPS.

#REF!

[2] Reflects the costs associated with facilities funded by the SPIF Set-Aside Fee.

[3] This agreement carries a negative balance, as the landowner converted more reimbursements to fee credits than they incurred in SPIF-eligible construction costs.

**Table B-5**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Phase 2 Reimbursement Agreements True-Up/ Make-Up Adjustments**

Item	Formula	Phase 2 Reimbursement Agreements									
		ECIC Ph. 2C V. 3 [3]	ECIC Ph. 2C V. 5 and 6 [3]	Eagle Parcels 61 and 77	Eagle Parcel 85A	Toll Bros. Folsom Ranch	CMB Ph. 1E [3]	Elliot Homes Broadstone & Zone 4 Tank	Russell Ranch Phase 2	Russell Ranch Phase 3	ECIC Ph. 2A Villages 7 & 10 [3]
Initial Agreement Amount	<i>a</i>	\$4,722,965	\$338,940	\$15,922,750	\$8,111,345	\$24,638,648	\$2,124,624	\$1,097,145	\$17,357,506	\$1,271,299	\$3,885,683
Agreement Year		22/23	22/23	21/22	21/22	21/22	22/23	22/23	23/24	23/24	20/21
CCI Escalation Factor (to adjust to 2023 \$)	<i>b</i>	8.87%	8.87%	14.91%	14.91%	14.91%	8.87%	8.87%	0.00%	0.00%	18.71%
CCI Escalated Agreement Amount	$c = a \times (1 + b)$	\$5,141,892	\$369,004	\$18,295,462	\$9,320,681	\$28,312,071	\$2,313,078	\$1,194,462	\$17,357,506	\$1,271,299	\$3,885,683
Construction Make-Up/ True Up Amount [1]	<i>d</i>	<u>\$5,141,892</u>	<u>\$369,004</u>	<u>\$24,415,437</u>	<u>\$14,275,032</u>	<u>\$21,970,561</u>	<u>\$2,313,078</u>	<u>\$1,990,185</u>	<u>\$17,357,506</u>	<u>\$1,271,299</u>	<u>\$3,885,683</u>
Adjustment Factor	$e = d - c$	\$0	\$0	\$6,119,975	\$4,954,351	(\$6,341,510)	\$0	\$795,723	\$0	\$0	\$0
Remaining Balance (CCI Escalated) [2]	<i>f</i>	\$4,572,552	\$369,004	\$18,295,462	\$9,135,248	\$241,447	\$544,350	\$1,194,462	\$17,357,506	\$1,271,299	\$6,595,350
<b>Remaining Balance (Make-Up/ True Up Adjusted)</b>	$g = e + f$	<b>\$4,572,552</b>	<b>\$369,004</b>	<b>\$24,415,437</b>	<b>\$14,089,599</b>	<b>(\$6,100,063)</b>	<b>\$544,350</b>	<b>\$1,990,185</b>	<b>\$17,357,506</b>	<b>\$1,271,299</b>	<b>\$6,595,350</b>

[1] Reflects actual costs incurred by landowners for backbone improvements.  
 [2] From reimbursement tracking logs for each outstanding reimbursement agreement as of July 2, 2023. See Appendix C.

**Table B-6**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 3 Reimbursement Agreement**

**ECIC Village 3**  
**Reimbursement Analysis**

Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	Savannah Parkway	Placerville Road	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount	-	-	\$4,722,965		
Remaining Reimbursement Amount [1]	-	-	\$4,572,552		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	<b>\$4,572,552</b>		
<b>SPIF Facility Cost Estimate [2]</b>					
<b>Phase 1 Roadways</b>					
Rough Grading	\$467,919	\$0	\$467,919	9.1%	\$416,108
Backbone Roadways	\$1,361,345	\$0	\$1,361,345	26.5%	\$1,210,609
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$0	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$0	\$0	\$0	0.0%	\$0
Open Space Vehicular Access Barrier	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$1,829,264</b>	<b>\$0</b>	<b>\$1,829,264</b>	<b>35.6%</b>	<b>\$1,626,717</b>
<b>Dry Utility System</b>	<b>\$617,167</b>	<b>\$0</b>	<b>\$617,167</b>	<b>12.0%</b>	<b>\$548,831</b>
<b>Potable Water System</b>	<b>\$995,543</b>	<b>\$0</b>	<b>\$995,543</b>	<b>19.4%</b>	<b>\$885,311</b>
<b>Off-Site Water System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Recycled Water System</b>	<b>0</b>	<b>\$926,675</b>	<b>\$926,675</b>	<b>18.0%</b>	<b>\$824,068</b>
<b>Sanitary Sewer System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Storm Drain System</b>	<b>\$773,244</b>	<b>\$0</b>	<b>\$773,244</b>	<b>15.0%</b>	<b>\$687,626</b>
<b>Habitat Mitigation</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Total Phase 2 Costs</b>	<b>\$4,215,218</b>	<b>\$926,675</b>	<b>\$5,141,893</b>	<b>100.0%</b>	<b>\$4,572,553</b>

mic thhc

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; ECIC; EPS.

[1] Remaining reimbursement amount current as of July 15, 2023.

[2] Unless otherwise noted, based on the SPIF Infrastructure cost estimates from the SPIF Nexus Study FY 2019-2020 Update, escalated to FY 2023-24 dollars.

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**Table B-7**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Mangini Improvement Company, LLC (MIC) Mangini North Phase 1B Backbone Facilities Constructed**

SPIF Improvement	Percentage of Facility Constructed	SPIF Nexus Study FY 2017-2018 Update Costs						Total	
		SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Engineering/ Plan Check/ Inspection	Contingency		
<i>Assumption</i>			5.85%		50%	20%	10%		
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Infrastructure Roadways - Signalized Intersections &amp; Improvements</b>									
<i>Intersection No. 13 - E. Bidwell St./Mangini Pkwy.</i>									
Item 11	Traffic Signals	100%	\$300,000	\$17,555	\$317,555	\$0	\$63,511	\$31,756	\$412,821
<b>Storm Drain</b>									
	<i>Hydro-Modification Basin No. 22</i>	100%	\$641,970	\$37,566	\$679,536	\$0	\$135,907	\$67,954	\$883,397
<b>Total Facilities</b>			<b>\$941,970</b>	<b>\$55,121</b>	<b>\$997,091</b>	<b>\$0</b>	<b>\$199,418</b>	<b>\$99,709</b>	<b>\$1,296,218</b>

*mic 1b detail*

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Soms; MIC; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.  
 [2] Estimate does not include costs for the traffic signals.



**Table B-8**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC Backbone Facilities Reimbursement Analysis**

**Gragg Ranch Recovery LLC**  
**Reimbursement Analysis**

Item	SPIF Facility Construction Plan				Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Mangini Parkway	Savannah Parkway	Detention Basin No. 8	Hydromod. Basin No. 24			
<b>SPIF Infrastructure Fee Reimbursement</b>							
Initial Reimbursement Amount [1]	-	-	-	-	\$10,999,824		
Remaining Reimbursement Amount [2]	-	-	-	-	\$0		
Less SPIF Infrastructure Fee Payments	-	-	-	-	-		
<b>Net Remaining Reimbursement Amount</b>	-	-	-	-	<b>\$0</b>		
<b>SPIF Facility Cost Estimate [3]</b>							
<b>Phase 1 Roadways</b>							
Rough Grading	\$930,760	\$0	\$0	\$0	\$930,760	11.6%	\$0
Backbone Roadways	\$1,200,191	\$0	\$0	\$0	\$1,200,191	15.0%	\$0
Railroad Crossings	\$206,408	\$0	\$0	\$0	\$206,408	2.6%	\$0
City Fiber Optic & Traffic Control System	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$196,412	\$0	\$0	\$0	\$196,412	2.4%	\$0
Open Space Vehicular Access Barrier	\$82,976	\$0	\$0	\$0	\$82,976	1.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$2,616,747</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,616,747</b>	<b>32.6%</b>	<b>\$0</b>
<b>Dry Utility System</b>	\$1,080,305	\$0	\$0	\$0	\$1,080,305	13.5%	\$0
<b>Potable Water System</b>	\$207,371	\$0	\$0	\$0	\$207,371	2.6%	\$0
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$286,219	\$0	\$0	\$0	\$286,219	3.6%	\$0
<b>Sanitary Sewer System</b>							
Sewer Pipelines	\$189,895	\$0	\$0	\$0	\$189,895	2.4%	\$0
Alder Creek Lift Station	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Sanitary Sewer System</b>	<b>\$189,895</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$189,895</b>	<b>2.4%</b>	<b>\$0</b>
<b>Storm Drain System</b>	\$950,987	\$1,058,458	\$702,611	\$933,223	\$3,645,279	45.4%	\$0
<b>Habitat Mitigation</b>	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Total SPIF Facility Costs [4]</b>	<b>\$5,331,524</b>	<b>\$1,058,458</b>	<b>\$702,611</b>	<b>\$933,223</b>	<b>\$8,025,816</b>	<b>100.0%</b>	<b>\$0</b>

wrsr reimb

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Soms; Gragg Ranch Recovery LLC; EPS.

- [1] Based on Exhibit D of the Gragg Ranch Recovery, LLC (Gragg) White Rock Springs Ranch (WRSR) SPIF Infrastructure Fee Program Fee Reimbursement Agreement.  
[2] Based on the reimbursement balances for MIC as of July 15, 2020. Remaining reimbursement amounts for each entity is detailed in Appendix C.  
[3] See Table B-9 for details.  
[4] The Total SPIF Facility Costs may not equal the reimbursement amount due to rounding.

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Percentage of Facility Constructed	SPIF Nexus Study FY 2017-2018 Update Costs							Total
		SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Engineering/Plan Check/Inspection	Contingency		
<i>Assumption</i>			5.85%		50%	20%	10%		
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadway Rough Grading</b>									
<b>Mangini Parkway</b>									
MP 8-GD	Clearing	100.0%	\$15,900	\$930	\$16,830	\$0	\$3,366	\$1,683	\$21,879
MP 8-GD	Rough Grade	100.0%	\$581,000	\$33,989	\$614,989	\$0	\$122,998	\$61,499	\$799,485
MP 8-GD	Erosion Control	100.0%	\$79,500	\$4,651	\$84,151	\$0	\$16,830	\$8,415	\$109,396
<b>Subtotal Alder Creek Parkway</b>			<b>\$676,400</b>	<b>\$39,569</b>	<b>\$715,969</b>	<b>\$0</b>	<b>\$143,194</b>	<b>\$71,597</b>	<b>\$930,760</b>
<b>Backbone Roadways</b>									
<b>Mangini Parkway</b>									
MP 8	Mangini Parkway	79.1%	\$872,200	\$51,024	\$923,224	\$0	\$184,645	\$92,322	\$1,200,191
<b>Railroad Crossings</b>									
<b>Mangini Parkway</b>									
	At-Grade Railroad Crossing (Mangini Parkway; MP 7-8)	25.0%	\$150,000	\$8,775	\$158,775	\$0	\$31,755	\$15,878	\$206,408
<b>Open Space Vehicular Barrier</b>									
<b>Mangini Parkway</b>									
MP 8	Mangini Parkway	100.0%	\$60,300	\$3,528	\$63,828	\$0	\$12,766	\$6,383	\$82,976
<b>Signalized Intersections &amp; Improvements</b>									
<b>Mangini Parkway</b>									
	Intersection No. 14 [2] Mangini Parkway/Savannah Parkway	13.8%	\$142,736	\$8,350	\$151,086	\$0	\$30,217	\$15,109	\$196,412

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Percentage of Facility Constructed	SPIF Nexus Study FY 2017-2018 Update Costs							Total
		SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Engineering/ Plan Check/ Inspection	Contingency		
<i>Assumption</i>			5.85%		50%	20%	10%		
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Dry Utilities</b>									
<b>Mangini Parkway</b>									
MP 8-DU	Mangini Parkway	100.0%	\$567,000	\$33,170	\$600,170	\$300,085	\$120,034	\$60,017	\$1,080,305
<b>Potable Water</b>									
<b>Mangini Parkway</b>									
MP 8-W	Mangini Parkway	100.0%	\$150,700	\$8,816	\$159,516	\$0	\$31,903	\$15,952	\$207,371
<b>Non-Potable Water</b>									
<b>Mangini Parkway</b>									
MP 8-NP	Zone 5	100.0%	\$92,000	\$5,382	\$97,382	\$0	\$19,476	\$9,738	\$126,597
MP 8-NP	Zone 6	100.0%	\$116,000	\$6,786	\$122,786	\$0	\$24,557	\$12,279	\$159,622
<b>Subtotal Mangini Parkway</b>			<b>\$208,000</b>	<b>\$12,168</b>	<b>\$220,168</b>	<b>\$0</b>	<b>\$44,034</b>	<b>\$22,017</b>	<b>\$286,219</b>
<b>Subtotal Non-Potable Water</b>			<b>\$208,000</b>	<b>\$12,168</b>	<b>\$220,168</b>	<b>\$0</b>	<b>\$44,034</b>	<b>\$22,017</b>	<b>\$286,219</b>
<b>Sanitary Sewer System</b>									
<b>Sewer Pipelines - Mangini Parkway</b>									
MP 8-SS	Mangini Parkway - 8"	100.0%	\$138,000	\$8,073	\$146,073	\$0	\$29,215	\$14,607	\$189,895

**Table B-9**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Percentage of Facility Constructed	SPIF Nexus Study FY 2017-2018 Update Costs						Total	
		SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Engineering/Plan Check/Inspection	Contingency		
<i>Assumption</i>			5.85%		50%	20%	10%		
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Storm Drain</b>									
<b>Pipelines - Mangini Parkway</b>									
MP 8-SD	Mangini Parkway - 60"	100.0%	\$126,000	\$7,371	\$133,371	\$0	\$26,674	\$13,337	\$173,382
MP 8-SD	Mangini Parkway - 48"	100.0%	\$198,400	\$11,606	\$210,006	\$0	\$42,001	\$21,001	\$273,008
MP 8-SD	Mangini Parkway - 24"	100.0%	\$287,500	\$16,819	\$304,319	\$0	\$60,864	\$30,432	\$395,614
MP 8-SD	Mangini Parkway - 15"	100.0%	\$46,800	\$2,738	\$49,538	\$0	\$9,908	\$4,954	\$64,399
MP 8-SD	Mangini Parkway - 12"	100.0%	\$32,400	\$1,895	\$34,295	\$0	\$6,859	\$3,430	\$44,584
<b>Subtotal Mangini Parkway</b>			<b>\$691,100</b>	<b>\$40,429</b>	<b>\$731,529</b>	<b>\$0</b>	<b>\$146,306</b>	<b>\$73,153</b>	<b>\$950,987</b>
<b>Pipelines - Savannah Parkway</b>									
SP 1-SD	Savannah Parkway - 60"	29.3%	\$163,800	\$9,582	\$173,382	\$0	\$34,676	\$17,338	\$225,397
SP 1-SD	60" Storm Drain Outfall Structure to HMB #24	100.0%	\$30,000	\$1,755	\$31,755	\$0	\$6,351	\$3,176	\$41,282
SP 1-SD	60" Storm Drain Pipe Extended to HMB #244	100.0%	\$575,400	\$33,661	\$609,061	\$0	\$121,812	\$60,906	\$791,779
<b>Subtotal Savannah Parkway</b>			<b>\$769,200</b>	<b>\$44,998</b>	<b>\$814,198</b>	<b>\$0</b>	<b>\$162,840</b>	<b>\$81,420</b>	<b>\$1,058,458</b>
<b>Detention Basins</b>									
DB 8	Detention Basin No. 8	100.0%	\$510,600	\$29,870	\$540,470	\$0	\$108,094	\$54,047	\$702,611
HMB 24	Hydromodification Basin No. 24	100.0%	\$678,190	\$39,674	\$717,864	\$0	\$143,573	\$71,786	\$933,223
<b>Subtotal Detention Basins</b>			<b>\$1,188,790</b>	<b>\$69,544</b>	<b>\$1,258,334</b>	<b>\$0</b>	<b>\$251,667</b>	<b>\$125,833</b>	<b>\$1,635,834</b>
<b>Subtotal Storm Drain</b>			<b>\$2,649,090</b>	<b>\$154,972</b>	<b>\$2,804,062</b>	<b>\$0</b>	<b>\$560,812</b>	<b>\$280,406</b>	<b>\$3,645,279</b>
<b>Total Facilities</b>			<b>\$5,614,426</b>	<b>\$328,444</b>	<b>\$5,942,870</b>	<b>\$300,085</b>	<b>\$1,188,574</b>	<b>\$594,287</b>	<b>\$8,025,816</b>

wrsr detail

Source: SPIF Nexus Study FY 2017-2018 Update; MacKay & Soms; WRSR; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

[2] Estimate does not include costs for the traffic signals.

**Table B-10**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 3 Reimbursement Agreement Facilities Constructed**

SPIF Improvement	SPIF Nexus Study FY 2019-2020 Update Costs [1]							Total
	SPIF		Escalated	SMUD	Soft Costs	Contingency		
	Nexus Study Construction	SPIF Escalation	Construction Cost	Contract Cost [2]				
<i>Assumption</i>		8.87%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadway Rough Grading</b>								
<b>Savannah Parkway</b>								
SP 3-GD	Savannah Pkwy Clearing (Phase 2C)	\$8,892	\$789	\$9,681	\$0	\$1,452	\$1,936	\$13,069
SP 3-GD	Savannah Pkwy Rough Grade (Phase 2C)	\$265,015	\$23,507	\$288,522	\$0	\$43,278	\$57,704	\$389,505
SP 3-GD	Savannah Pkwy Erosion Control (Phase 2C)	\$44,460	\$3,944	\$48,403	\$0	\$7,261	\$9,681	\$65,345
<b>Subtotal Savannah Parkway</b>		<b>\$318,367</b>	<b>\$28,239</b>	<b>\$346,606</b>	<b>\$0</b>	<b>\$51,991</b>	<b>\$69,321</b>	<b>\$467,919</b>
<b>Backbone Roadways</b>								
<b>Savannah Parkway</b>								
SP 3	Savannah Parkway (phase 2C)	\$926,245	\$82,158	\$1,008,403	\$0	\$151,261	\$201,681	\$1,361,345
<b>Subtotal Savannah Parkway</b>		<b>\$926,245</b>	<b>\$82,158</b>	<b>\$1,008,403</b>	<b>\$0</b>	<b>\$151,261</b>	<b>\$201,681</b>	<b>\$1,361,345</b>

**Table B-10**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 3 Reimbursement Agreement Facilities Constructed**

SPIF Improvement	SPIF Nexus Study FY 2019-2020 Update Costs [1]							Total
	SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [2]	Soft Costs	Contingency		
<i>Assumption</i>		8.87%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Dry Utilities</b>								
<b>Savannah Parkway</b>								
SP 3-DU	Savannah Pkwy	\$306,424	\$27,180	\$333,604	\$166,802	\$50,041	\$66,721	\$617,167
<b>Subtotal Savannah Parkway</b>		<b>\$306,424</b>	<b>\$27,180</b>	<b>\$333,604</b>	<b>\$166,802</b>	<b>\$50,041</b>	<b>\$66,721</b>	<b>\$617,167</b>
<b>Potable Water</b>								
<b>Savannah Parkway</b>								
SP 3-W	Savannah Pkwy - 16" Zone 4	\$209,658	\$18,597	\$228,255	\$0	\$34,238	\$45,651	\$308,144
SP 3-W	Savannah Pkwy - 24" Zone 3	\$467,699	\$41,485	\$509,184	\$0	\$76,378	\$101,837	\$687,399
<b>Subtotal Savannah Parkway</b>		<b>\$677,358</b>	<b>\$60,082</b>	<b>\$737,439</b>	<b>\$0</b>	<b>\$110,616</b>	<b>\$147,488</b>	<b>\$995,543</b>
<b>Non-Potable Water</b>								
<b>Placerville Road</b>								
PRC 3 - NP	Placerville Road - 12"	\$395,561	\$35,086	\$430,648	\$0	\$64,597	\$86,130	\$581,374
PRC 3 - NP	Placerville Road - 12"	\$234,939	\$20,839	\$255,779	\$0	\$38,367	\$51,156	\$345,301
<b>Subtotal Placerville Road</b>								
<b>Subtotal Non-Potable Water</b>		<b>\$630,501</b>	<b>\$55,925</b>	<b>\$686,426</b>	<b>\$0</b>	<b>\$102,964</b>	<b>\$137,285</b>	<b>\$926,675</b>

**Table B-10**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 3 Reimbursement Agreement Facilities Constructed**

SPIF Improvement	SPIF Nexus Study FY 2019-2020 Update Costs [1]							
	SPIF		Escalated	SMUD	Soft Costs	Contingency	Total	
	Nexus Study Construction	SPIF Escalation	Construction Cost	Contract Cost [2]				
<i>Assumption</i>		8.87%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Storm Drain</b>								
<b>Savannah Parkway</b>								
SP 3-SD	Savannah Pkwy - 24" SD	\$424,983	\$37,696	\$462,679	\$0	\$69,402	\$92,536	\$624,617
SP 3-SD	Savannah Pkwy - 36" SD	\$101,124	\$8,970	\$110,094	\$0	\$16,514	\$22,019	\$148,627
<b>Subtotal Savannah Parkway</b>		<b>\$526,107</b>	<b>\$46,666</b>	<b>\$572,773</b>	<b>\$0</b>	<b>\$85,916</b>	<b>\$114,555</b>	<b>\$773,244</b>
<b>Total Facilities</b>		<b>\$3,385,002</b>	<b>\$300,250</b>	<b>\$3,685,252</b>	<b>\$166,802</b>	<b>\$552,788</b>	<b>\$737,050</b>	<b>\$5,141,893</b>

*wrsr detail*

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; ECIC; EPS.

[1] Costs provided to EPS were escalated to FY 2022/23.

[2] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

**Table B-11**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 5 & 6 Backbone Facilities Reimbursement Analysis**

**ECIC Village 5 & 6**  
**Reimbursement Analysis**

Item	Phase 2 Construction Plan			Allocation of Remaining Reimburse. Amount
	Alder Creek Parkway	Total	Percentage of Total	
<b>SPIF Infrastructure Fee Reimbursement</b>				
Initial Reimbursement Amount	-	\$369,004		
Remaining Reimbursement Amount [1]	-	\$0		
Less SPIF Infrastructure Fee Payments	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	<b>\$0</b>		
<b>SPIF Facility Cost Estimate [2]</b>				
<b>Phase 1 Roadways</b>				
Rough Grading	\$0	\$0	0.0%	\$0
Backbone Roadways	\$369,004	\$369,004	100.0%	\$0
Railroad Crossings	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$0	\$0	0.0%	\$0
Open Space Vehicular Access Barrier	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$369,004</b>	<b>\$369,004</b>	<b>100.0%</b>	<b>\$0</b>
<b>Dry Utility System</b>	\$0	\$0	0.0%	\$0
<b>Potable Water System</b>	\$0	\$0	0.0%	\$0
<b>Off-Site Water System</b>	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$0	\$0	0.0%	\$0
<b>Sanitary Sewer System</b>	\$0	\$0	0.0%	\$0
<b>Storm Drain System</b>	\$0	\$0	0.0%	\$0
<b>Habitat Mitigation</b>	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$369,004</b>	<b>\$369,004</b>	<b>100.0%</b>	<b>\$0</b>

mic tnhc

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; ECIC; EPS.

[1] Remaining reimbursement amount current as of July 15, 2023.

[2] Unless otherwise noted, based on the SPIF Infrastructure cost estimates from the SPIF Nexus Study FY 2019-2020 Update, escalated to FY 2023-24 dollars.



**Table B-12**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC Village 5 & 6 Backbone Facilities Constructed**

SPIF Improvement	SPIF Nexus Study FY 2019-2020 Update Costs [1]							Total
	SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [2]	Soft Costs	Contingency		
<i>Assumption</i>		8.87%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadways</b>								
<b>Alder Creek Parkway</b>								
ACP 8	Alder Creek Parkway	\$251,067	\$22,270	\$273,337	\$0	\$41,000	\$54,667	\$369,004
<b>Total Facilities</b>		<b>\$251,067</b>	<b>\$22,270</b>	<b>\$273,337</b>	<b>\$0</b>	<b>\$41,000</b>	<b>\$54,667</b>	<b>\$369,004</b>

wrsr detail

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; ECIC; EPS.

[1] Costs provided to EPS were escalated to FY 2022/23.  
 [2] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

Table B-13  
 Folsom Plan Area Specific Plan  
 Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
 Eagle Parcel 61 & 77 Facilities Reimbursement Analysis

Eagle Parcel 61 & 77 Backbone Facilities  
 Reimbursement Analysis

Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	Alder Creek Parkway	Alder Creek Parkway East Bidwell Street	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount	-	-	\$15,922,750		
Remaining Reimbursement Amount [1]	-	-	\$24,415,437		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	<b>\$24,415,437</b>		
<b>SPIF Facility Cost Estimate [4]</b>					
<b>Phase 1 Roadways</b>					
Rough Grading	\$6,009,379	\$106,696	\$6,116,075	25.1%	\$6,116,075
Backbone Roadways	\$6,205,724	\$337,180	\$6,542,904	26.8%	\$6,542,904
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$59,064	\$0	\$59,064	0.2%	\$59,064
Signalized Intersections & Improvements	\$763,891	\$0	\$763,891	3.1%	\$763,891
Open Space Vehicular Access Barrier	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$13,038,058</b>	<b>\$443,876</b>	<b>\$13,481,934</b>	<b>55.2%</b>	<b>\$13,481,934</b>
<b>Dry Utility System</b>	\$1,574,525	\$0	\$1,574,525	6.4%	\$1,574,525
<b>Potable Water System</b>	\$1,230,075	\$167,808	\$1,397,883	5.7%	\$1,397,883
<b>Off-Site Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$1,254,275	\$0	\$1,254,275	5.1%	\$1,254,275
<b>Sanitary Sewer System</b>	\$2,704,043	\$0	\$2,704,043	11.1%	\$2,704,043
<b>Storm Drain System</b>	\$3,412,574	\$35,581	\$3,448,155	14.1%	\$3,448,155
<b>Habitat Mitigation [5]</b>	\$554,622	\$0	\$554,622	2.3%	\$554,622
<b>Total Phase 2 Costs</b>	<b>\$23,768,172</b>	<b>\$647,265</b>	<b>\$24,415,437</b>	<b>100.0%</b>	<b>\$24,415,437</b>

mic tnhc

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Somps; Eagle Commercial Properties; EPS.

[1] Remaining reimbursement amount current as of July 15, 2023.

**Table B-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						Total	
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadway Rough Grading</b>								
<b><i>Alder Creek Parkway</i></b>								
ACP 4-GD	Clearing & Grubbing	\$32,860	\$0	\$32,860	\$0	\$4,929	\$0	\$37,789
ACP 4-GD	Rough Grading Excavation	\$2,175,745	\$0	\$2,175,745	\$0	\$326,362	\$0	\$2,502,107
ACP 4-GD	Finish Grading	\$66,750	\$0	\$66,750	\$0	\$10,012	\$0	\$76,762
ACP 4-GD	Orange Silt Fencing	\$7,380	\$0	\$7,380	\$0	\$1,107	\$0	\$8,487
ACP 4-GD	Orange Protective Fencing	\$12,833	\$0	\$12,833	\$0	\$1,925	\$0	\$14,758
ACP 4-GD	Rock Lined Swale	\$99,300	\$0	\$99,300	\$0	\$14,895	\$0	\$114,195
ACP 4-GD	Erosion Control CO#3	\$48,760	\$0	\$48,760	\$0	\$7,314	\$0	\$56,074
ACP 4-GD	Rock Slope Protection	\$129,210	\$0	\$129,210	\$0	\$19,382	\$0	\$148,592
ACP 4-GD	Offhaul Spoil and Oversize Rock	\$19,170	\$0	\$19,170	\$0	\$2,876	\$0	\$22,046
ACP 4-GD	Blasting	\$796,052	\$0	\$796,052	\$0	\$119,408	\$0	\$915,460
ACP 5-GD	Clearing & Grubbing	\$36,580	\$0	\$36,580	\$0	\$5,487	\$0	\$42,067
ACP 5-GD	Rough Grading Excavation	\$272,080	\$0	\$272,080	\$0	\$40,812	\$0	\$312,892
ACP 5-GD	Finish Grading	\$74,306	\$0	\$74,306	\$0	\$11,146	\$0	\$85,452
ACP 5-GD	Orange Silt Fencing	\$9,184	\$0	\$9,184	\$0	\$1,378	\$0	\$10,562
ACP 5-GD	Orange Protective Fencing	\$13,038	\$0	\$13,038	\$0	\$1,956	\$0	\$14,994
ACP 5-GD	4" Canyon Drain	\$38,410	\$0	\$38,410	\$0	\$5,762	\$0	\$44,172
ACP 5-GD	Rock Lined Swale	\$132,400	\$0	\$132,400	\$0	\$19,860	\$0	\$152,260
ACP 5-GD	Erosion Control CO#3	\$54,280	\$0	\$54,280	\$0	\$8,142	\$0	\$62,422
ACP 5-GD	Offhaul Spoil and Oversize Rock	\$2,430	\$0	\$2,430	\$0	\$365	\$0	\$2,795
ACP 5-GD	Blasting	\$100,908	\$0	\$100,908	\$0	\$15,136	\$0	\$116,044

**Table B-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
ACP 6-GD	Clearing & Grubbing	\$32,860	\$0	\$32,860	\$0	\$4,929	\$0	\$37,789
ACP 6-GD	Rough Grading Excavation	\$573,695	\$0	\$573,695	\$0	\$86,054	\$0	\$659,749
ACP 6-GD	Finish Grading	\$66,750	\$0	\$66,750	\$0	\$10,012	\$0	\$76,762
ACP 6-GD	Orange Silt Fencing	\$984	\$0	\$984	\$0	\$148	\$0	\$1,132
ACP 6-GD	Orange Protective Fencing	\$7,503	\$0	\$7,503	\$0	\$1,125	\$0	\$8,628
ACP 6-GD	8" Canyon Drain	\$24,837	\$0	\$24,837	\$0	\$3,726	\$0	\$28,562
ACP 6-GD	Rock Lined Swale	\$115,850	\$0	\$115,850	\$0	\$17,378	\$0	\$133,228
ACP 6-GD	Erosion Control CO#3	\$48,760	\$0	\$48,760	\$0	\$7,314	\$0	\$56,074
ACP 6-GD	Offhaul Spoil and Oversize Rock	\$4,860	\$0	\$4,860	\$0	\$729	\$0	\$5,589
ACP 6-GD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
ACP 6-GD	Blasting	\$201,816	\$0	\$201,816	\$0	\$30,272	\$0	\$232,088
CO#4	RFI#13 - SS/Canyon Drain Conflict	\$18,497	\$0	\$18,497	\$0	\$2,775	\$0	\$21,271
<b>Subtotal Alder Creek Parkway</b>		<b>\$5,225,546</b>	<b>\$0</b>	<b>\$5,225,546</b>	<b>\$0</b>	<b>\$783,832</b>	<b>\$0</b>	<b>\$6,009,379</b>
<b>East Bidwell Street</b>								
EBS 4-GD	Clearing & Grubbing	\$4,340	\$0	\$4,340	\$0	\$651	\$0	\$4,991
EBS 4-GD	Finish Grading	\$8,816	\$0	\$8,816	\$0	\$1,322	\$0	\$10,138
EBS 4-GD	Orange Protective Fencing	\$2,747	\$0	\$2,747	\$0	\$412	\$0	\$3,159
EBS 4-GD	Rock Lined Swale	\$29,128	\$0	\$29,128	\$0	\$4,369	\$0	\$33,497
EBS 4-GD	Erosion Control CO#3	\$6,440	\$0	\$6,440	\$0	\$966	\$0	\$7,406
EBS 4-GD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
EBS 3B-GD	Clearing & Grubbing	\$1,860	\$0	\$1,860	\$0	\$279	\$0	\$2,139
EBS 3B-GD	Rock Lined Swale	\$17,543	\$0	\$17,543	\$0	\$2,631	\$0	\$20,174
EBS 3B-GD	Erosion Control CO#3	\$2,760	\$0	\$2,760	\$0	\$414	\$0	\$3,174
EBS 3B-GD	Finish Grading	\$3,778	\$0	\$3,778	\$0	\$567	\$0	\$4,345
EBS 3B-GD	Orange Silt Fencing	\$451	\$0	\$451	\$0	\$68	\$0	\$519
EBS 3B-GD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
<b>Subtotal East Bidwell Street</b>		<b>\$92,779</b>	<b>\$0</b>	<b>\$92,779</b>	<b>\$0</b>	<b>\$13,917</b>	<b>\$0</b>	<b>\$106,696</b>
<b>Subtotal Backbone Roadway Rough Grading</b>		<b>\$5,318,325</b>	<b>\$0</b>	<b>\$5,318,325</b>	<b>\$0</b>	<b>\$797,749</b>	<b>\$0</b>	<b>\$6,116,075</b>

**Table B-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadways</b>								
<b>Alder Creek Parkway</b>								
ACP 4-RD	Subgrade Preparation (F)	\$28,305	\$0	\$28,305	\$0	\$4,246	\$0	\$32,551
ACP 4-RD	Asphalt Concrete Type B (F)	\$96,465	\$0	\$96,465	\$0	\$14,470	\$0	\$110,935
ACP 4-RD	Aggregate Base (Class 2) (F)	\$78,361	\$0	\$78,361	\$0	\$11,754	\$0	\$90,115
ACP 4-RD	Timber Barricade (F)	\$12,760	\$0	\$12,760	\$0	\$1,914	\$0	\$14,674
ACP 4-RD	26.5' Pipe Gate	\$5,800	\$0	\$5,800	\$0	\$870	\$0	\$6,670
BR 2-SS	Masonry Retaining Wall	\$604,950	\$0	\$604,950	\$0	\$90,743	\$0	\$695,693
BR 2-SS	Sewer Pipeline Bridge (300'X12") (F)	\$3,043,800	\$0	\$3,043,800	\$0	\$456,570	\$0	\$3,500,370
ACP 5-RD	Subgrade Preparation (F)	\$32,079	\$0	\$32,079	\$0	\$4,812	\$0	\$36,891
ACP 5-RD	Asphalt Concrete Type B (F)	\$109,327	\$0	\$109,327	\$0	\$16,399	\$0	\$125,726
ACP 5-RD	Aggregate Base (Class 2) (F)	\$88,809	\$0	\$88,809	\$0	\$13,321	\$0	\$102,130
CUL 4	60" Storm Drain, RCP CLIII (F)	\$195,776	\$0	\$195,776	\$0	\$29,366	\$0	\$225,142
CUL 4	60" Inlet/Outlet Structure (F)	\$81,000	\$0	\$81,000	\$0	\$12,150	\$0	\$93,150
ACP 6-RD	Subgrade Preparation (F)	\$64,158	\$0	\$64,158	\$0	\$9,624	\$0	\$73,782
ACP 6-RD	Asphalt Concrete Type B (F)	\$218,654	\$0	\$218,654	\$0	\$32,798	\$0	\$251,452
ACP 6-RD	Aggregate Base (Class 2) (F)	\$177,618	\$0	\$177,618	\$0	\$26,643	\$0	\$204,260
ACP 6-RD	Type 2 Vertical Curb and Gutter with AB (F)	\$92,160	\$0	\$92,160	\$0	\$13,824	\$0	\$105,984
ACP 6-RD	Type 5 Median Curb With AB (F)	\$63,840	\$0	\$63,840	\$0	\$9,576	\$0	\$73,416
ACP 6-RD	Sidewalk Curb Ramps (F)	\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
ACP 6-RD	Striping and Signs (F)	\$31,037	\$0	\$31,037	\$0	\$4,656	\$0	\$35,693
ACP 6-RD	4" Schedule 40 Sleeve (F)	\$13,790	\$0	\$13,790	\$0	\$2,069	\$0	\$15,859
ACP 6-RD	6" Schedule 40 Sleeve (F)	\$6,895	\$0	\$6,895	\$0	\$1,034	\$0	\$7,929
ACP 6-RD	LED Street Light (F)	\$219,000	\$0	\$219,000	\$0	\$32,850	\$0	\$251,850
ACP 6-RD	Street Light Service Point (F)	\$17,100	\$0	\$17,100	\$0	\$2,565	\$0	\$19,665
ACP 6-RD	Complete Street Light - Delivered to City (F)	\$9,700	\$0	\$9,700	\$0	\$1,455	\$0	\$11,155
ACP 6-RD	Timber Barricade (F)	\$10,440	\$0	\$10,440	\$0	\$1,566	\$0	\$12,006
ACP 6-RD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
ACP 6-RD	26.5 Pipe Gate	\$5,800	\$0	\$5,800	\$0	\$870	\$0	\$6,670
CO#7	RFI#20 - Irrigation Sleeve Revisions	\$15,351	\$0	\$15,351	\$0	\$2,303	\$0	\$17,654
CO#7	RFI#20 - Irrigation Service Points	\$60,848	\$0	\$60,848	\$0	\$9,127	\$0	\$69,975
	<b>Subtotal Alder Creek Parkway</b>	<b>\$5,396,280</b>	<b>\$0</b>	<b>\$5,396,280</b>	<b>\$0</b>	<b>\$809,442</b>	<b>\$0</b>	<b>\$6,205,722</b>

**Table B-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>East Bidwell Street</b>								
EBS 3B-RD	Subgrade Preparation (F)	\$15,096	\$0	\$15,096	\$0	\$2,264	\$0	\$17,360
EBS 3B-RD	Asphalt Concrete Type B (F)	\$51,448	\$0	\$51,448	\$0	\$7,717	\$0	\$59,165
EBS 3B-RD	Aggregate Base (Class 2) (F)	\$41,792	\$0	\$41,792	\$0	\$6,269	\$0	\$48,061
EBS 3B-RD	Type 2 Vertical Curb and Gutter with AB (F)	\$8,448	\$0	\$8,448	\$0	\$1,267	\$0	\$9,715
EBS 3B-RD	Sidewalk Curb Ramps (F)	\$2,500	\$0	\$2,500	\$0	\$375	\$0	\$2,875
EBS 3B-RD	Striping and Signs (F)	\$6,056	\$0	\$6,056	\$0	\$908	\$0	\$6,964
EBS 3B-RD	LED Street Light (F)	\$43,800	\$0	\$43,800	\$0	\$6,570	\$0	\$50,370
EBS 3B-RD	Timber Barricade (F)	\$7,540	\$0	\$7,540	\$0	\$1,131	\$0	\$8,671
EBS 3B-RD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
EBS 4-RD	Subgrade Preparation (F)	\$5,661	\$0	\$5,661	\$0	\$849	\$0	\$6,510
EBS 4-RD	Asphalt Concrete Type B (F)	\$19,674	\$0	\$19,674	\$0	\$2,951	\$0	\$22,625
EBS 4-RD	Aggregate Base (Class 2) (F)	\$15,672	\$0	\$15,672	\$0	\$2,351	\$0	\$18,023
EBS 4-RD	Type 2 Vertical Curb and Gutter with AB (F)	\$9,984	\$0	\$9,984	\$0	\$1,498	\$0	\$11,482
EBS 4-RD	Striping and Signs (F)	\$6,813	\$0	\$6,813	\$0	\$1,022	\$0	\$7,835
EBS 4-RD	LED Street Light (F)	\$43,800	\$0	\$43,800	\$0	\$6,570	\$0	\$50,370
EBS 4-RD	Traffic Control	\$7,458	\$0	\$7,458	\$0	\$1,119	\$0	\$8,577
	<b>Subtotal East Bidwell Street</b>	<b>\$293,200</b>	<b>\$0</b>	<b>\$293,200</b>	<b>\$0</b>	<b>\$43,980</b>	<b>\$0</b>	<b>\$337,180</b>
	<b>Subtotal Backbone Roadways</b>	<b>\$5,689,481</b>	<b>\$0</b>	<b>\$5,689,481</b>	<b>\$0</b>	<b>\$853,422</b>	<b>\$0</b>	<b>\$6,542,904</b>
<b>City Fiber Optic &amp; Traffic Control</b>								
<b>Alder Creek Parkway</b>								
ACP 6-RD	Fiber Optic Conduit, Pullwire and Boxes (F)	\$51,360	\$0	\$51,360	\$0	\$7,704	\$0	\$59,064

**Table B-14  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						Total	
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Signalized Intersections &amp; Improvements</b>								
<b>Intersection No. 5: Alder Creek Parkway &amp; East Bidwell Street</b>								
ACP/EBS	Subgrade Preparation (F)	\$33,966	\$0	\$33,966	\$0	\$5,095	\$0	\$39,061
ACP/EBS	Asphalt Concrete Type B (F)	\$115,758	\$0	\$115,758	\$0	\$17,364	\$0	\$133,122
ACP/EBS	Aggregate Base (Class 2) (F)	\$94,033	\$0	\$94,033	\$0	\$14,105	\$0	\$108,138
ACP/EBS	Type 2 Vertical Curb and Gutter with AB (F)	\$59,904	\$0	\$59,904	\$0	\$8,986	\$0	\$68,890
ACP/EBS	Type 5 Median Curb With AB (F)	\$21,280	\$0	\$21,280	\$0	\$3,192	\$0	\$24,472
ACP/EBS	Sidewalk (F)	\$36,143	\$0	\$36,143	\$0	\$5,421	\$0	\$41,564
ACP/EBS	Sidewalk Curb Ramps (F)	\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
ACP/EBS	Striping and Signs (F)	\$28,009	\$0	\$28,009	\$0	\$4,201	\$0	\$32,210
ACP/EBS	4" Schedule 40 Sleeve (F)	\$5,910	\$0	\$5,910	\$0	\$887	\$0	\$6,797
ACP/EBS	6" Schedule 40 Sleeve (F)	\$2,955	\$0	\$2,955	\$0	\$443	\$0	\$3,398
ACP/EBS	LED Street Light (F)	\$175,200	\$0	\$175,200	\$0	\$26,280	\$0	\$201,480
<b>Intersection No. 5: Alder Creek Parkway &amp; East Bidwell Street</b>								
ACP/DSC	Subgrade Preparation (F)	\$9,435	\$0	\$9,435	\$0	\$1,415	\$0	\$10,850
ACP/DSC	Asphalt Concrete Type B (F)	\$32,155	\$0	\$32,155	\$0	\$4,823	\$0	\$36,978
ACP/DSC	Aggregate Base (Class 2) (F)	\$26,120	\$0	\$26,120	\$0	\$3,918	\$0	\$30,038
ACP/DSC	Type 2 Vertical Curb and Gutter with AB (F)	\$9,600	\$0	\$9,600	\$0	\$1,440	\$0	\$11,040
ACP/DSC	Sidewalk Curb Ramps (F)	\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
ACP/DSC	Striping and Signs (F)	\$3,785	\$0	\$3,785	\$0	\$568	\$0	\$4,353
<b>Subtotal Signalized Intersections &amp; Improvements</b>		<b>\$664,253</b>	<b>\$0</b>	<b>\$664,253</b>	<b>\$0</b>	<b>\$99,638</b>	<b>\$0</b>	<b>\$763,891</b>
<b>Dry Utilities</b>								
<b>Alder Creek Parkway</b>								
ACP 6-DU	Alder Creek Pkwy (Sta 466+70 to Sta 493+50)	\$1,275,803	\$0	\$1,275,803	\$0	\$191,370	\$0	\$1,467,173
ACP 6-DU	Blasting for Joint Trench	\$78,120	\$0	\$78,120	\$0	\$11,718	\$0	\$89,838
CO#6	Joint Trench APCO	\$15,230	\$0	\$15,230	\$0	\$2,284	\$0	\$17,514
<b>Subtotal Dry Utilities</b>		<b>\$1,369,152</b>	<b>\$0</b>	<b>\$1,369,152</b>	<b>\$0</b>	<b>\$205,373</b>	<b>\$0</b>	<b>\$1,574,525</b>

**Table B-14  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Potable Water</b>								
<b>Alder Creek Parkway</b>								
ACP 6 - W	12" Water Main, PVC C900 (F)	\$48,480	\$0	\$48,480	\$0	\$7,272	\$0	\$55,752
ACP 6 - W	18" Water Main, DIP CL350 (F)	\$490,050	\$0	\$490,050	\$0	\$73,508	\$0	\$563,558
ACP 6 - W	18" DIP to C900 DR-14 CL305 PVC w/Bell R	\$182,700	\$0	\$182,700	\$0	\$27,405	\$0	\$210,105
ACP 6 - W	12" Valve (F)	\$12,600	\$0	\$12,600	\$0	\$1,890	\$0	\$14,490
ACP 6 - W	18" Valve (F)	\$117,000	\$0	\$117,000	\$0	\$17,550	\$0	\$134,550
ACP 6 - W	Fire Hydrant Assembly (6" Lead) (F)	\$78,000	\$0	\$78,000	\$0	\$11,700	\$0	\$89,700
ACP 6 - W	Fire Hydrant Assembly (8" Lead) (F)	\$112,500	\$0	\$112,500	\$0	\$16,875	\$0	\$129,375
ACP 6 - W	4" Blow-Off Valve & Box (F)	\$5,200	\$0	\$5,200	\$0	\$780	\$0	\$5,980
ACP 6 - W	2" Air and Vacuum Release Valve (F)	\$13,100	\$0	\$13,100	\$0	\$1,965	\$0	\$15,065
ACP 6 - W	Connection to Existing Water Main (F)	\$10,000	\$0	\$10,000	\$0	\$1,500	\$0	\$11,500
	<b>Subtotal Alder Creek Parkway</b>	<b>\$1,069,630</b>	<b>\$0</b>	<b>\$1,069,630</b>	<b>\$0</b>	<b>\$160,445</b>	<b>\$0</b>	<b>\$1,230,075</b>
<b>East Bidwell Street</b>								
EBS 4-W	12" Water Main, PVC C900 (F)	133,320	\$0	\$133,320	\$0	\$19,998	\$0	\$153,318
EBS 4-W	12" Valve (F)	\$12,600	\$0	\$12,600	\$0	\$1,890	\$0	\$14,490
	<b>Subtotal East Bidwell Street</b>	<b>\$145,920</b>	<b>\$0</b>	<b>\$145,920</b>	<b>\$0</b>	<b>\$21,888</b>	<b>\$0</b>	<b>\$167,808</b>
	<b>Subtotal Potable Water</b>	<b>\$1,215,550</b>	<b>\$0</b>	<b>\$1,215,550</b>	<b>\$0</b>	<b>\$182,333</b>	<b>\$0</b>	<b>\$1,397,883</b>
<b>Non-Potable Water</b>								
<b>Alder Creek Parkway</b>								
ACP 6 -NP	12" Non-Potable Water Main, PVC C900 (F)	\$377,880	\$0	\$377,880	\$0	\$56,682	\$0	\$434,562
ACP 6 -NP	16" Non-Potable Water Main, DIP CL350 (F)	\$380,160	\$0	\$380,160	\$0	\$57,024	\$0	\$437,184
ACP 6 -NP	12" Valve (F)	\$53,600	\$0	\$53,600	\$0	\$8,040	\$0	\$61,640
ACP 6 -NP	16" Valve (F)	\$29,400	\$0	\$29,400	\$0	\$4,410	\$0	\$33,810
ACP 6 -NP	4" Blow-Off Valve & Box (F)	\$20,800	\$0	\$20,800	\$0	\$3,120	\$0	\$23,920
ACP 6 -NP	2" Air and Vacuum Release Valve (F)	\$13,400	\$0	\$13,400	\$0	\$2,010	\$0	\$15,410
ACP 6 -NP	Connection to Exist Non-Potable Water Main	\$18,200	\$0	\$18,200	\$0	\$2,730	\$0	\$20,930
CO#5	16" CL305 Valves and Fittings	\$23,983	\$0	\$23,983	\$0	\$3,597	\$0	\$27,581
ACP 6 -NP	CO 2-16"NP C900 DR14 CL305 R.J CertaLoI	\$173,250	\$0	\$173,250	\$0	\$25,988	\$0	\$199,238
	<b>Subtotal Non-Potable Water</b>	<b>\$1,090,673</b>	<b>\$0</b>	<b>\$1,090,673</b>	<b>\$0</b>	<b>\$163,601</b>	<b>\$0</b>	<b>\$1,254,275</b>



**Table B-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Sanitary Sewer System</b>								
<b>Sewer Pipelines - Alder Creek Parkway</b>								
ACP 4-SS	10" Sanitary Sewer, PVC SDR 26(F)	\$22,900	\$0	\$22,900	\$0	\$3,435	\$0	\$26,335
ACP 4-SS	15" Sanitary Sewer, PVC SDR 26(F)	\$615,330	\$0	\$615,330	\$0	\$92,300	\$0	\$707,630
ACP 4-SS	48" Standard Sanitary Sewer Manhole (F)	\$127,800	\$0	\$127,800	\$0	\$19,170	\$0	\$146,970
ACP 4-SS	60" Standard Sanitary Sewer Manhole (F)	\$35,100	\$0	\$35,100	\$0	\$5,265	\$0	\$40,365
ACP 4-SS	Connect to Existing Sewer Main (F)	\$5,800	\$0	\$5,800	\$0	\$870	\$0	\$6,670
ACP 5-SS	10" Sanitary Sewer, PVC SDR 26(F)	\$45,800	\$0	\$45,800	\$0	\$6,870	\$0	\$52,670
ACP 5-SS	12" Sanitary Sewer, PVC SDR 26(F)	\$646,162	\$0	\$646,162	\$0	\$96,924	\$0	\$743,086
ACP 5-SS	48" Standard Sanitary Sewer Manhole (F)	\$63,900	\$0	\$63,900	\$0	\$9,585	\$0	\$73,485
ACP 5-SS	60" Standard Sanitary Sewer Manhole (F)	\$175,500	\$0	\$175,500	\$0	\$26,325	\$0	\$201,825
ACP 6-SS	8" Sanitary Sewer, PVC SDR 26(F)	\$45,415	\$0	\$45,415	\$0	\$6,812	\$0	\$52,227
ACP 6-SS	10" Sanitary Sewer, PVC SDR 26(F)	\$6,680	\$0	\$6,680	\$0	\$1,002	\$0	\$7,682
ACP 6-SS	10" Sanitary Sewer, PVC SDR 26(F)	\$187,780	\$0	\$187,780	\$0	\$28,167	\$0	\$215,947
ACP 6-SS	12" Sanitary Sewer, PVC SDR 26(F)	\$253,000	\$0	\$253,000	\$0	\$37,950	\$0	\$290,950
ACP 6-SS	48" Standard Sanitary Sewer Manhole (F)	\$21,900	\$0	\$21,900	\$0	\$3,285	\$0	\$25,185
ACP 6-SS	48" Standard Sanitary Sewer Manhole (F)	\$106,500	\$0	\$106,500	\$0	\$15,975	\$0	\$122,475
CO#2	CIP in lieu of Precast - Credit	(\$20,825)	\$0	(\$20,825)	\$0	(\$3,124)	\$0	(\$23,949)
CO#8	RFI#21 - 48" SSMH to 60"	\$12,600	\$0	\$12,600	\$0	\$1,890	\$0	\$14,490
<b>Subtotal Sewer</b>		<b>\$2,351,342</b>	<b>\$0</b>	<b>\$2,351,342</b>	<b>\$0</b>	<b>\$352,701</b>	<b>\$0</b>	<b>\$2,704,043</b>

**Table B-14**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						Total	
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Storm Drain</b>								
<b>Pipelines - Alder Creek Parkway</b>								
ACP 6 -SD	Remove Existing 66" FES (F)	\$15,500	\$0	\$15,500	\$0	\$2,325	\$0	\$17,825
ACP 6 -SD	12" Storm Drain, RCP CLIII (F)	\$48,516	\$0	\$48,516	\$0	\$7,277	\$0	\$55,793
ACP 6 -SD	12" Storm Drain, RCP CLIII (F)	\$80,500	\$0	\$80,500	\$0	\$12,075	\$0	\$92,575
ACP 6 -SD	24" Storm Drain, RCP CLIII (F)	\$8,370	\$0	\$8,370	\$0	\$1,256	\$0	\$9,626
ACP 6 -SD	30" Storm Drain, RCP CLIII (F)	\$34,500	\$0	\$34,500	\$0	\$5,175	\$0	\$39,675
ACP 6 -SD	48" Storm Drain, RCP CLIII (F)	\$13,340	\$0	\$13,340	\$0	\$2,001	\$0	\$15,341
ACP 6 -SD	66" Storm Drain, RCP CLIII (F)	\$1,513,655	\$0	\$1,513,655	\$0	\$227,048	\$0	\$1,740,703
ACP 6 -SD	72" Storm Drain, RCP CLIII (F)	\$396,000	\$0	\$396,000	\$0	\$59,400	\$0	\$455,400
ACP 6 -SD	8'X8' Junction Box (F)	\$387,000	\$0	\$387,000	\$0	\$58,050	\$0	\$445,050
ACP 6 -SD	6'X21' Junction Box (F)	\$113,400	\$0	\$113,400	\$0	\$17,010	\$0	\$130,410
ACP 6 -SD	Type B Drainage Inlet (F)	\$80,400	\$0	\$80,400	\$0	\$12,060	\$0	\$92,460
ACP 6 -SD	Type B Drainage Inlet (F)	\$163,200	\$0	\$163,200	\$0	\$24,480	\$0	\$187,680
ACP 6 -SD	Type F Drainage Inlet (F)	\$51,500	\$0	\$51,500	\$0	\$7,725	\$0	\$59,225
ACP 6 -SD	Type F Drainage Inlet (F)	\$82,400	\$0	\$82,400	\$0	\$12,360	\$0	\$94,760
CO#2	CIP in lieu of Precast - Credit	(\$20,825)	\$0	(\$20,825)	\$0	(\$3,124)	\$0	(\$23,949)
<b>Subtotal Alder Creek Parkway</b>		<b>\$2,967,456</b>	<b>\$0</b>	<b>\$2,967,456</b>	<b>\$0</b>	<b>\$445,118</b>	<b>\$0</b>	<b>\$3,412,574</b>
<b>Pipelines - East Bidwell Street</b>								
EBS 4-SD	12" Storm Drain, RCP CLIII (F)	\$6,440	\$0	\$6,440	\$0	\$966	\$0	\$7,406
EBS 4-SD	Type B Drainage Inlet (F)	\$13,600	\$0	\$13,600	\$0	\$2,040	\$0	\$15,640
EBS 4-SD	Type GOL-7 Drainage Inlet (F)	\$10,900	\$0	\$10,900	\$0	\$1,635	\$0	\$12,535
<b>Subtotal East Bidwell Street</b>		<b>\$30,940</b>	<b>\$0</b>	<b>\$30,940</b>	<b>\$0</b>	<b>\$4,641</b>	<b>\$0</b>	<b>\$35,581</b>
<b>Subtotal Storm Drain</b>		<b>\$2,998,396</b>	<b>\$0</b>	<b>\$2,998,396</b>	<b>\$0</b>	<b>\$449,759</b>	<b>\$0</b>	<b>\$3,448,155</b>

**Table B-14  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Eagle Parcel 61 & 77 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	
<i>Assumption</i>		0.00%		0%	15%	0%	
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Habitat</b>							
Valley Elderberry Longhorn Beetle	\$9,000	\$0	\$9,000	\$0	\$0	\$0	\$9,000
Swainson's Hawk Foraging Habitat (0.70ac)	\$7,400	\$0	\$7,400	\$0	\$0	\$0	\$7,400
Swainson's Hawk Foraging Habitat (34.275ac)	\$242,422	\$0	\$242,422	\$0	\$0	\$0	\$242,422
Swainson's Hawk Foraging Habitat (41.90ac)	\$295,800	\$0	\$295,800	\$0	\$0	\$0	\$295,800
<b>Subtotal Habitat</b>	<b>\$554,622</b>	<b>\$0</b>	<b>\$554,622</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$554,622</b>
<b>Total Facilities</b>	<b>\$21,303,153</b>	<b>\$0</b>	<b>\$21,303,153</b>	<b>\$0</b>	<b>\$3,112,280</b>	<b>\$0</b>	<b>\$24,415,437</b>

wrsr detail

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; Eagle Commercial Properties; EPS.

[1] Costs provided to EPS were escalated to FY 2023/24.

[2] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

**Table B-15  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Eagle Parcel 85 Facilities Reimbursement Analysis**

**Eagle Parcel 85 Backbone Facilities  
Reimbursement Analysis**

Item	Phase 2 Construction Plan							Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Alder Creek Parkway	East Bidwell Street	Placerville Road	Westwood Drive	General Conditions	HMB No. 8 Ph. 1				
<b>SPIF Infrastructure Fee Reimbursement</b>										
Initial Reimbursement Amount	-	-						\$0		
Remaining Reimbursement Amount [1]	-	-						\$8,390,969		
Less SPIF Infrastructure Fee Payments	-	-						\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-						<b>\$14,089,599</b>		
<b>SPIF Facility Cost Estimate</b>										
<b>Phase 1 Roadways</b>										
Rough Grading	\$56,438	\$607,989	\$0	\$1,300,750	\$1,949,973	\$0	\$3,915,150	27.4%	\$3,864,292	
Backbone Roadways	\$272,722	\$561,508	\$0	\$632,814	\$0	\$0	\$1,467,044	10.3%	\$1,447,987	
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	
City Fiber Optic & Traffic Control System	\$0	\$18,837	\$0	\$0	\$0	\$0	\$18,837	0.1%	\$18,592	
Signalized Intersections & Improvements	\$1,246,849	\$0	\$0	\$0	\$0	\$0	\$1,246,849	8.7%	\$1,230,652	
Open Space Vehicular Access Barrier	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	
<b>Subtotal Phase 1 Roadways</b>	<b>\$1,576,009</b>	<b>\$1,188,334</b>	<b>\$0</b>	<b>\$1,933,564</b>	<b>\$1,949,973</b>	<b>\$0</b>	<b>\$6,647,880</b>	<b>46.6%</b>	<b>\$6,561,523</b>	
<b>Dry Utility System</b>	\$0	\$0	\$0	\$858,771	\$0	\$0	\$858,771	6.0%	\$847,616	
<b>Potable Water System</b>	\$66,181	\$0	\$545,734	\$848,069	\$0	\$0	\$1,459,984	10.2%	\$1,441,019	
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	
<b>Recycled Water System</b>	\$679,657	\$0	\$0	\$201,930	\$0	\$0	\$881,587	6.2%	\$870,135	
<b>Sanitary Sewer System</b>	0	\$0	\$92,975	\$24,150	\$0	\$0	\$117,125	0.8%	\$115,604	
<b>Storm Drain System</b>	\$449,070	\$593,851	\$145,907	\$319,876	\$0	\$2,090,187	\$3,598,891	25.2%	\$3,552,141	
<b>Habitat Mitigation</b>	\$0	\$0	\$0	\$0	\$0	\$710,794	\$710,794	5.0%	\$701,561	
<b>Total Phase 2 Costs</b>	<b>\$2,770,917</b>	<b>\$1,782,185</b>	<b>\$784,616</b>	<b>\$4,186,360</b>	<b>\$1,949,973</b>	<b>\$2,800,981</b>	<b>\$14,275,032</b>	<b>100.0%</b>	<b>\$14,089,599</b>	

mic tnhc

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Somp; Eagle Commercial Properties; EPS.

[1] Remaining reimbursement amount current as of July 15, 2023.

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)					
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total
<i>Assumption</i>		0.00%		15%	0%	
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadway Rough Grading</b>						
<b>General Conditions</b>						
General Conditions	\$40,103	\$0	\$40,103	\$6,015	\$0	\$46,119
Mobilization	\$39,736	\$0	\$39,736	\$5,960	\$0	\$45,697
Construction Water & Fees	\$18,095	\$0	\$18,095	\$2,714	\$0	\$20,810
Field Supervision	\$272,042	\$0	\$272,042	\$40,806	\$0	\$312,848
Misc Small Tools	\$13,456	\$0	\$13,456	\$2,018	\$0	\$15,475
GBI Overhead & Markup (12.5%)	\$325,814	\$0	\$325,814	\$48,872	\$0	\$374,686
SUB Overhead & Markup (10%)	\$561,026	\$0	\$561,026	\$84,154	\$0	\$645,180
GBI Overhead & Markup (12.5%) thru CCO 11	\$17,527	\$0	\$17,527	\$2,629	\$0	\$20,156
SUB Overhead & Markup (10%) thru CCO 11	\$19,016	\$0	\$19,016	\$2,852	\$0	\$21,869
CCO 12 GBI Overhead & Markup (12.5%)	\$9,092	\$0	\$9,092	\$1,364	\$0	\$10,456
CCO 13 GBI Sub Markup (10%)	\$4,710	\$0	\$4,710	\$706	\$0	\$5,416
CCO 17 GBI Overhead & Markup (12.5%)	\$17,834	\$0	\$17,834	\$2,675	\$0	\$20,510
CCO 17 GBI Sub Markup (10%)	\$18,305	\$0	\$18,305	\$2,746	\$0	\$21,051
CCO 18 GBI Overhead & Markup (12.5%)	\$1,101	\$0	\$1,101	\$165	\$0	\$1,266
CCO 18 Misc Small Tools	\$6,058	\$0	\$6,058	\$909	\$0	\$6,967
#605 GBI Markup (10%)	\$540	\$0	\$540	\$81	\$0	\$621
General Conditions (Payapp 8)	\$123,851	\$0	\$123,851	\$18,578	\$0	\$142,428
GBI OH & Markup (Payapp 8)	\$207,320	\$0	\$207,320	\$31,098	\$0	\$238,418
<b>Subtotal General Conditions</b>	<b>\$1,695,628</b>	<b>\$0</b>	<b>\$1,695,628</b>	<b>\$254,344</b>	<b>\$0</b>	<b>\$1,949,973</b>

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Alder Creek Parkway</b>							
ACP 7-GD	Construction Entrance	\$10,000	\$0	\$10,000	\$1,500	\$0	\$11,500
ACP 7-GD	Fiber Roll	\$2,625	\$0	\$2,625	\$394	\$0	\$3,019
ACP 7-GD	Earthwork and Canyon Drain (PayApp 8)	\$30,603	\$0	\$30,603	\$4,590	\$0	\$35,194
ACP 7-GD	#605 Winterization	\$540	\$0	\$540	\$81	\$0	\$621
ACP 7-GD	#607 SWPPP	\$973	\$0	\$973	\$146	\$0	\$1,119
ACP 7-GD	#608 Rough Grade	\$22	\$0	\$22	\$3	\$0	\$25
ACP 7-GD	#609 Grading	\$2,397	\$0	\$2,397	\$360	\$0	\$2,757
ACP 7-GD	CCO 8 Winterization (GBI)	\$983	\$0	\$983	\$147	\$0	\$1,131
ACP 7-GD	CCO 8 Winterization (SUB)	\$932	\$0	\$932	\$140	\$0	\$1,072
	<b>Subtotal Alder Creek Parkway</b>	<b>\$49,076</b>	<b>\$0</b>	<b>\$49,076</b>	<b>\$7,361</b>	<b>\$0</b>	<b>\$56,438</b>
<b>East Bidwell Street</b>							
EBS 4-GD	Demo Exist AC Pavement (Ph 1-2)	\$64,440	\$0	\$64,440	\$9,666	\$0	\$74,106
EBS 4-GD	Demo New AC Pavement for median (Ph 3)	\$14,440	\$0	\$14,440	\$2,166	\$0	\$16,606
EBS 4-GD	Earthwork	\$202,125	\$0	\$202,125	\$30,319	\$0	\$232,444
EBS 4-GD	12" Canyon Drain	\$13,055	\$0	\$13,055	\$1,958	\$0	\$15,013
EBS 4-GD	Traffic Control	\$96,705	\$0	\$96,705	\$14,506	\$0	\$111,211
EBS 4-GD	K-Rail	\$96,725	\$0	\$96,725	\$14,509	\$0	\$111,234
EBS 4-GD	Construction Entrance	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
EBS 4-GD	Fiber Roll	\$5,125	\$0	\$5,125	\$769	\$0	\$5,894
EBS 4-GD	DI protection	\$2,500	\$0	\$2,500	\$375	\$0	\$2,875
EBS 4-GD	#605 Winterization	\$2,160	\$0	\$2,160	\$324	\$0	\$2,484
EBS 4-GD	#607 SWPPP	\$3,893	\$0	\$3,893	\$584	\$0	\$4,477
EBS 4-GD	#608 Rough Grade	\$86	\$0	\$86	\$13	\$0	\$99
EBS 4-GD	#609 Grading	\$9,589	\$0	\$9,589	\$1,438	\$0	\$11,028
EBS 4-GD	CCO 6 Canyon Drain	\$5,180	\$0	\$5,180	\$777	\$0	\$5,957
EBS 4-GD	CCO 8 Winterization (GBI)	\$3,932	\$0	\$3,932	\$590	\$0	\$4,522
EBS 4-GD	CCO 8 Winterization (SUB)	\$3,729	\$0	\$3,729	\$559	\$0	\$4,289
	<b>Subtotal East Bidwell Street</b>	<b>\$528,685</b>	<b>\$0</b>	<b>\$528,685</b>	<b>\$79,303</b>	<b>\$0</b>	<b>\$607,989</b>

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Westwood Drive</b>							
WWD 2-GD	Construction Entrance	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
WWD 2-GD	Fiber Roll	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
WWD 2-GD	DI protection	\$1,000	\$0	\$1,000	\$150	\$0	\$1,150
WWD 2-GD	CO#1 Storm Drain Package	\$457,580	\$0	\$457,580	\$68,637	\$0	\$526,217
WWD 2-GD	CCO 8 Winterization (GBI)	\$2,949	\$0	\$2,949	\$442	\$0	\$3,392
WWD 2-GD	CCO 8 Winterization (SUB)	\$2,797	\$0	\$2,797	\$420	\$0	\$3,217
WWD 3-GD	Construction Entrance	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
WWD 3-GD	Fiber Roll	\$3,125	\$0	\$3,125	\$469	\$0	\$3,594
WWD 3-GD	DI protection	\$1,000	\$0	\$1,000	\$150	\$0	\$1,150
WWD 3-GD	CO#1 Storm Drain Package	\$645,305	\$0	\$645,305	\$96,796	\$0	\$742,100
WWD 3-GD	CCO 8 Winterization (GBI)	\$1,966	\$0	\$1,966	\$295	\$0	\$2,261
WWD 3-GD	CCO 8 Winterization (SUB)	\$1,865	\$0	\$1,865	\$280	\$0	\$2,144
	<b>Subtotal Westwood Drive</b>	<b>\$1,131,087</b>	<b>\$0</b>	<b>\$1,131,087</b>	<b>\$169,663</b>	<b>\$0</b>	<b>\$1,300,750</b>
	<b>Subtotal Backbone Roadway Rough Grading</b>	<b>\$1,708,847</b>	<b>\$0</b>	<b>\$577,761</b>	<b>\$86,664</b>	<b>\$0</b>	<b>\$664,427</b>
<b>Backbone Roadways</b>							
<b>Alder Creek Parkway</b>							
ACP 7-RD	Subgrade Preparation	\$5,313	\$0	\$5,313	\$797	\$0	\$6,110
ACP 7-RD	Curb & Gutter (AB Only)	\$2,310	\$0	\$2,310	\$347	\$0	\$2,657
ACP 7-RD	Type 2 Vertical Curb & Gutter	\$9,020	\$0	\$9,020	\$1,353	\$0	\$10,373
ACP 7-RD	HC Ramps (AB Only)	\$940	\$0	\$940	\$141	\$0	\$1,081
ACP 7-RD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
ACP 7-RD	4" AC over 13" AB	\$30,720	\$0	\$30,720	\$4,608	\$0	\$35,328
ACP 7-RD	2" AC Final Lift	\$15,750	\$0	\$15,750	\$2,363	\$0	\$18,113
ACP 7-RD	Striping and Signs	\$8,250	\$0	\$8,250	\$1,238	\$0	\$9,488
ACP 7-RD	Traffic Control	\$5,445	\$0	\$5,445	\$817	\$0	\$6,262
ACP 7-RD	K-Rail	\$11,000	\$0	\$11,000	\$1,650	\$0	\$12,650

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
ACP 7-RD	Street Lights	\$35,684	\$0	\$35,684	\$5,353	\$0	\$41,037
ACP 7-RD	Street Light (extra delivered to City)	\$9,134	\$0	\$9,134	\$1,370	\$0	\$10,504
ACP 7-RD	Street Light Service Point	\$9,800	\$0	\$9,800	\$1,470	\$0	\$11,270
ACP 7-RD	Street Light Offhaul Spoil/Oversize Rock	\$300	\$0	\$300	\$45	\$0	\$345
ACP 7-RD	Street Light Restore FG	\$300	\$0	\$300	\$45	\$0	\$345
ACP 7-RD	Median Landscaping & Irr (CNL & Street Trees)	\$3,844	\$0	\$3,844	\$577	\$0	\$4,421
ACP 7-RD	Median Landscaping & Irr (Future Travel Lanes)	\$21,717	\$0	\$21,717	\$3,258	\$0	\$24,975
ACP 7-RD	Drain Inlet Top Out	\$6,550	\$0	\$6,550	\$983	\$0	\$7,533
ACP 7-RD	CCO 5 (ACP only)	\$2,190	\$0	\$2,190	\$329	\$0	\$2,519
ACP 7-RD	CCO 17 Roadway Widening Plan Rev 4 & 5	\$53,367	\$0	\$53,367	\$8,005	\$0	\$61,372
ACP 7-RD	CCO 18 Traffic Control	\$2,012	\$0	\$2,012	\$302	\$0	\$2,314
	<b>Subtotal Alder Creek Parkway</b>	<b>\$237,147</b>	<b>\$0</b>	<b>\$237,147</b>	<b>\$35,572</b>	<b>\$0</b>	<b>\$272,722</b>
<b>East Bidwell Street</b>							
EBS 4-RD	Subgrade Preparation	\$39,660	\$0	\$39,660	\$5,949	\$0	\$45,609
EBS 4-RD	Curb & Gutter (AB Only)	\$5,780	\$0	\$5,780	\$867	\$0	\$6,647
EBS 4-RD	Type 2 Vertical Curb & Gutter	\$18,480	\$0	\$18,480	\$2,772	\$0	\$21,252
EBS 4-RD	Type 5 Median Curb	\$11,743	\$0	\$11,743	\$1,761	\$0	\$13,504
EBS 4-RD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
EBS 4-RD	Sidewalk (6" PCC)	\$25,256	\$0	\$25,256	\$3,788	\$0	\$29,044
EBS 4-RD	4" AC over 13" AB (Ph 1)	\$138,210	\$0	\$138,210	\$20,732	\$0	\$158,942
EBS 4-RD	4" AC over 13" AB (Ph 2)	\$91,500	\$0	\$91,500	\$13,725	\$0	\$105,225
EBS 4-RD	2" AC Final Lift	\$80,400	\$0	\$80,400	\$12,060	\$0	\$92,460
EBS 4-RD	Patch AC at Vert Curb for Median (Ph 3)	\$0	\$0	\$0	\$0	\$0	\$0
EBS 4-RD	AC Dike	\$4,000	\$0	\$4,000	\$600	\$0	\$4,600
EBS 4-RD	Striping and Signs	\$19,250	\$0	\$19,250	\$2,888	\$0	\$22,138
EBS 4-RD	Street Lights	\$17,842	\$0	\$17,842	\$2,676	\$0	\$20,518
EBS 4-RD	Street Light Offhaul Spoil/Oversize Rock	\$150	\$0	\$150	\$23	\$0	\$173
EBS 4-RD	Street Light Restore FG	\$150	\$0	\$150	\$23	\$0	\$173
EBS 4-RD	Drain Inlet Top Out	\$6,550	\$0	\$6,550	\$983	\$0	\$7,533
EBS 4-RD	CCO 4	\$14,274	\$0	\$14,274	\$2,141	\$0	\$16,415
EBS 4-RD	CCO 11 - unmarked utility	\$10,787	\$0	\$10,787	\$1,618	\$0	\$12,405
EBS 4-RD	CCO 18 - Traffic Control	\$735	\$0	\$735	\$110	\$0	\$845
	<b>Subtotal East Bidwell Street</b>	<b>\$488,266</b>	<b>\$0</b>	<b>\$488,266</b>	<b>\$73,240</b>	<b>\$0</b>	<b>\$561,506</b>



**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Westwood Drive</b>							
WWD 2-RD	Subgrade Preparation	\$13,892	\$0	\$13,892	\$2,084	\$0	\$15,976
WWD 2-RD	Curb & Gutter (AB Only)	\$5,940	\$0	\$5,940	\$891	\$0	\$6,831
WWD 2-RD	Type 2 Vertical Curb & Gutter	\$11,000	\$0	\$11,000	\$1,650	\$0	\$12,650
WWD 2-RD	Type 5 Median Curb	\$3,660	\$0	\$3,660	\$549	\$0	\$4,209
WWD 2-RD	HC Ramps (AB Only)	\$470	\$0	\$470	\$71	\$0	\$541
WWD 2-RD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
WWD 2-RD	4" AC over 8.5" AB (Ph 1)	\$69,300	\$0	\$69,300	\$10,395	\$0	\$79,695
WWD 2-RD	Striping and Signs	\$5,750	\$0	\$5,750	\$863	\$0	\$6,613
WWD 2-RD	Street Lights	\$35,684	\$0	\$35,684	\$5,353	\$0	\$41,037
WWD 2-RD	Street Light Service Point	\$9,800	\$0	\$9,800	\$1,470	\$0	\$11,270
WWD 2-RD	Street Light Offhaul Spoil/Oversize Rock	\$300	\$0	\$300	\$45	\$0	\$345
WWD 2-RD	Street Light Restore FG	\$300	\$0	\$300	\$45	\$0	\$345
WWD 2-RD	Drain Inlet Top Out	\$6,550	\$0	\$6,550	\$983	\$0	\$7,533
WWD 2-RD	Median Landscaping & Irr (CNL & Street Tree):	\$258	\$0	\$258	\$39	\$0	\$297
WWD 2-RD	CCO 5 (Westwood only)	\$4,380	\$0	\$4,380	\$657	\$0	\$5,037
WWD 2-RD	CCO 12 - 4"AC/8.5"AB	\$35,779	\$0	\$35,779	\$5,367	\$0	\$41,146
WWD 3-RD	Subgrade Preparation	\$24,160	\$0	\$24,160	\$3,624	\$0	\$27,784
WWD 3-RD	Curb & Gutter (AB Only)	\$14,040	\$0	\$14,040	\$2,106	\$0	\$16,146
WWD 3-RD	Type 2 Vertical Curb & Gutter	\$26,400	\$0	\$26,400	\$3,960	\$0	\$30,360
WWD 3-RD	Type 5 Median Curb	\$6,481	\$0	\$6,481	\$972	\$0	\$7,453
WWD 3-RD	HC Ramps (AB Only)	\$470	\$0	\$470	\$71	\$0	\$541
WWD 3-RD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
WWD 3-RD	4" AC over 8.5" AB (Ph 1)	\$125,160	\$0	\$125,160	\$18,774	\$0	\$143,934
WWD 3-RD	Striping and Signs	\$10,000	\$0	\$10,000	\$1,500	\$0	\$11,500
WWD 3-RD	Street Lights	\$89,210	\$0	\$89,210	\$13,382	\$0	\$102,592
WWD 3-RD	Street Light Offhaul Spoil/Oversize Rock	\$750	\$0	\$750	\$113	\$0	\$863
WWD 3-RD	Street Light Restore FG	\$750	\$0	\$750	\$113	\$0	\$863
WWD 3-RD	Median Landscaping & Irr (CNL & Street Tree):	\$456	\$0	\$456	\$68	\$0	\$524
WWD 3-RD	Drain Inlet Top Out	\$6,550	\$0	\$6,550	\$983	\$0	\$7,533
WWD 3-RD	CCO 12 - 4"AC/8.5"AB	\$35,779	\$0	\$35,779	\$5,367	\$0	\$41,146
	<b>Subtotal Backbone Roadways</b>	<b>\$550,269</b>	<b>\$0</b>	<b>\$550,269</b>	<b>\$82,540</b>	<b>\$0</b>	<b>\$632,814</b>
	<b>Subtotal Backbone Roadways</b>	<b>\$1,275,681</b>	<b>\$0</b>	<b>\$1,275,681</b>	<b>\$191,352</b>	<b>\$0</b>	<b>\$1,467,044</b>
<b>City Fiber Optic &amp; Traffic Control</b>							
<b>East Bidwell Street</b>							
EBS 4-RD	Signal Conduits, Pull Tape, Boxes	\$16,380	\$0	\$16,380	\$2,457	\$0	\$18,837

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Signalized Intersections &amp; Improvements</b>							
<b>INTX No. 5</b>							
ACP/EBS	Subgrade Preparation-ACP	\$5,313	\$0	\$5,313	\$797	\$0	\$6,110
ACP/EBS	Subgrade Preparation-EBS	\$26,440	\$0	\$26,440	\$3,966	\$0	\$30,406
ACP/EBS	Curb & Gutter (AB Only)	\$5,193	\$0	\$5,193	\$779	\$0	\$5,971
ACP/EBS	Type 2 Vertical Curb & Gutter	\$17,710	\$0	\$17,710	\$2,657	\$0	\$20,367
ACP/EBS	Type 5 Median Curb	\$14,335	\$0	\$14,335	\$2,150	\$0	\$16,485
ACP/EBS	HC Ramps (AB Only)	\$470	\$0	\$470	\$71	\$0	\$541
ACP/EBS	HC Ramps (Concrete)	\$1,750	\$0	\$1,750	\$263	\$0	\$2,013
ACP/EBS	4" AC over 13" AB (Ph 1) - ACP	\$39,900	\$0	\$39,900	\$5,985	\$0	\$45,885
ACP/EBS	4" AC over 8.5" AB - EBS Ph1	\$100,871	\$0	\$100,871	\$15,131	\$0	\$116,002
ACP/EBS	4" AC over 8.5" AB - EBS Ph2	\$51,240	\$0	\$51,240	\$7,686	\$0	\$58,926
ACP/EBS	2" AC Final Lift ACP	\$20,850	\$0	\$20,850	\$3,128	\$0	\$23,978
ACP/EBS	2" AC Final Lift EBS	\$75,375	\$0	\$75,375	\$11,306	\$0	\$86,681
ACP/EBS	Patch AC at Median (Ph 3) EBS	\$22,500	\$0	\$22,500	\$3,375	\$0	\$25,875
ACP/EBS	AC Dike	\$6,400	\$0	\$6,400	\$960	\$0	\$7,360
ACP/EBS	Striping and Signs ACP	\$8,250	\$0	\$8,250	\$1,238	\$0	\$9,488
ACP/EBS	Striping and Signs EBS	\$15,750	\$0	\$15,750	\$2,363	\$0	\$18,113
ACP/EBS	Traffic Control ACP	\$5,445	\$0	\$5,445	\$817	\$0	\$6,262
ACP/EBS	Street Lights	\$71,368	\$0	\$71,368	\$10,705	\$0	\$82,073
ACP/EBS	Street Light Offhaul Spoil/Oversize Rock	\$600	\$0	\$600	\$90	\$0	\$690
ACP/EBS	Street Light Restore FG	\$600	\$0	\$600	\$90	\$0	\$690
ACP/EBS	K-Rail ACP	\$12,000	\$0	\$12,000	\$1,800	\$0	\$13,800
ACP/EBS	Median Landscaping & Irr (CNL & Street Tree)	\$10,591	\$0	\$10,591	\$1,589	\$0	\$12,180
ACP/EBS	Median Landscaping & Irr (Future Travel Lane)	\$23,448	\$0	\$23,448	\$3,517	\$0	\$26,965
<b>Subtotal Intx No. 5</b>		<b>\$536,399</b>	<b>\$0</b>	<b>\$536,399</b>	<b>\$80,460</b>	<b>\$0</b>	<b>\$616,861</b>

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>INTX No. 6</b>							
ACP/WWD	Subgrade Preparation - ACP	\$5,313	\$0	\$5,313	\$797	\$0	\$6,110
ACP/WWD	Subgrade Preparation - WWD	\$22,348	\$0	\$22,348	\$3,352	\$0	\$25,700
ACP/WWD	Curb & Gutter (AB Only) ACP	\$2,513	\$0	\$2,513	\$377	\$0	\$2,889
ACP/WWD	Curb & Gutter (AB Only) WWD	\$8,640	\$0	\$8,640	\$1,296	\$0	\$9,936
ACP/WWD	Type 2 Vertical Curb & Gutter	\$23,760	\$0	\$23,760	\$3,564	\$0	\$27,324
ACP/WWD	Type 5 Median Curb	\$8,083	\$0	\$8,083	\$1,212	\$0	\$9,295
ACP/WWD	HC Ramps (AB Only)	\$470	\$0	\$470	\$71	\$0	\$541
ACP/WWD	HC Ramps (Concrete)	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
ACP/WWD	4" AC over 13" AB (Ph 1) - ACP	\$16,800	\$0	\$16,800	\$2,520	\$0	\$19,320
ACP/WWD	4" AC over 8.5" AB (Ph 1) - WWD	\$118,860	\$0	\$118,860	\$17,829	\$0	\$136,689
ACP/WWD	2" AC Final Lift ACP	\$21,450	\$0	\$21,450	\$3,218	\$0	\$24,668
ACP/WWD	Striping and Signs ACP	\$8,250	\$0	\$8,250	\$1,238	\$0	\$9,488
ACP/WWD	Striping and Signs WWD	\$9,250	\$0	\$9,250	\$1,388	\$0	\$10,638
ACP/WWD	Traffic Control ACP	\$5,445	\$0	\$5,445	\$817	\$0	\$6,262
ACP/WWD	Street Lights	\$124,894	\$0	\$124,894	\$18,734	\$0	\$143,628
ACP/WWD	Street Light Offhaul Spoil/Oversize Rock	\$1,050	\$0	\$1,050	\$158	\$0	\$1,208
ACP/WWD	Street Light Restore FG	\$1,050	\$0	\$1,050	\$158	\$0	\$1,208
ACP/WWD	K-Rail ACP	\$12,000	\$0	\$12,000	\$1,800	\$0	\$13,800
ACP/WWD	Median Landscaping & Irr (CNL & Street Tree)	\$10,789	\$0	\$10,789	\$1,618	\$0	\$12,407
ACP/WWD	Median Landscaping & Irr (Future Travel Lane)	\$18,827	\$0	\$18,827	\$2,824	\$0	\$21,651
ACP/WWD	CCO 17 Roadway Widening Plan Rev 4 & 5	\$124,523	\$0	\$124,523	\$18,678	\$0	\$143,201
	<b>Subtotal Intx No. 6</b>	<b>\$547,814</b>	<b>\$0</b>	<b>\$547,814</b>	<b>\$82,172</b>	<b>\$0</b>	<b>\$629,986</b>
	<b>Subtotal Signalized Intersections &amp; Improvements</b>	<b>\$1,084,213</b>	<b>\$0</b>	<b>\$1,084,213</b>	<b>\$162,632</b>	<b>\$0</b>	<b>\$1,246,845</b>
<b>Dry Utilities</b>							
<b>Westwood Drive</b>							
WWD 2-DU	Westwood Drive (Sta 113+70 to Sta 121+50)	\$259,949	\$0	\$259,949	\$38,992	\$0	\$298,941
WWD 3-DU	Westwood Drive (Sta 121+50 to Sta 128+40)	\$259,949	\$0	\$259,949	\$38,992	\$0	\$298,941
PLCR DU	Placerville Road	\$153,848	\$0	\$153,848	\$23,077	\$0	\$176,925
WWD 3-DU	CCO 1	\$73,012	\$0	\$73,012	\$10,952	\$0	\$83,964
	<b>Subtotal Dry Utilities</b>	<b>\$746,758</b>	<b>\$0</b>	<b>\$746,758</b>	<b>\$112,014</b>	<b>\$0</b>	<b>\$858,771</b>

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Potable Water</b>							
<b>Alder Creek Parkway</b>							
ACP 7 - W	Fire Hydrant	\$47,200	\$0	\$47,200	\$7,080	\$0	\$54,280
ACP 7 - W	CCO 17 - REV 4 & 5 wets	\$10,349	\$0	\$10,349	\$1,552	\$0	\$11,901
<b>Subtotal Alder Creek Parkway</b>		<b>\$57,549</b>	<b>\$0</b>	<b>\$57,549</b>	<b>\$8,632</b>	<b>\$0</b>	<b>\$66,181</b>
<b>Westwood Drive</b>							
WWD 2-W	8" Valves	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
WWD 2-W	12" Water Main	\$96,200	\$0	\$96,200	\$14,430	\$0	\$110,630
WWD 2-W	12" Valves	\$25,500	\$0	\$25,500	\$3,825	\$0	\$29,325
WWD 2-W	16" Water Main	\$143,750	\$0	\$143,750	\$21,563	\$0	\$165,313
WWD 2-W	16" Butterfly Valves	\$27,600	\$0	\$27,600	\$4,140	\$0	\$31,740
WWD 2-W	4" Blow-Off Valve	\$7,050	\$0	\$7,050	\$1,058	\$0	\$8,108
WWD 2-W	Fire Hydrant Assembly	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
WWD 2-W	Fire Hydrant Assembly	\$23,600	\$0	\$23,600	\$3,540	\$0	\$27,140
WWD 3-W	12" Water Main	\$103,350	\$0	\$103,350	\$15,503	\$0	\$118,853
WWD 3-W	12" Valves	\$15,300	\$0	\$15,300	\$2,295	\$0	\$17,595
WWD 3-W	16" Water Main	\$188,600	\$0	\$188,600	\$28,290	\$0	\$216,890
WWD 3-W	16" Butterfly Valves	\$27,600	\$0	\$27,600	\$4,140	\$0	\$31,740
WWD 3-W	4" Blow-Off Valve	\$14,100	\$0	\$14,100	\$2,115	\$0	\$16,215
WWD 3-W	4" Blow-Off Valve	\$14,100	\$0	\$14,100	\$2,115	\$0	\$16,215
WWD 3-W	Fire Hydrant Assembly	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
WWD 3-W	Fire Hydrant Assembly	\$23,600	\$0	\$23,600	\$3,540	\$0	\$27,140
<b>Subtotal Westwood Drive</b>		<b>\$737,450</b>	<b>\$0</b>	<b>\$737,450</b>	<b>\$110,618</b>	<b>\$0</b>	<b>\$848,068</b>

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Placerville Road</b>							
PLCR 4	12" Water Main	\$52,000	\$0	\$52,000	\$7,800	\$0	\$59,800
PLCR 4	12" Valves	\$15,300	\$0	\$15,300	\$2,295	\$0	\$17,595
PLCR 4	16" Water Main	\$143,750	\$0	\$143,750	\$21,563	\$0	\$165,313
PLCR 4	16" Butterfly Valves	\$18,400	\$0	\$18,400	\$2,760	\$0	\$21,160
PLCR 4	4" Blow-Off Valve	\$7,050	\$0	\$7,050	\$1,058	\$0	\$8,108
PLCR 4	4" Blow-Off Valve	\$7,050	\$0	\$7,050	\$1,058	\$0	\$8,108
PLCR 4	CCO 16 - crossing conflicts	\$231,000	\$0	\$231,000	\$34,650	\$0	\$265,650
	<b>Subtotal Placerville Road</b>	<b>\$474,550</b>	<b>\$0</b>	<b>\$474,550</b>	<b>\$71,183</b>	<b>\$0</b>	<b>\$545,734</b>
	<b>Subtotal Dry Utilities</b>	<b>\$1,269,549</b>	<b>\$0</b>	<b>\$1,269,549</b>	<b>\$190,432</b>	<b>\$0</b>	<b>\$1,459,984</b>
<b>Non-Potable Water</b>							
<b>Alder Creek Parkway</b>							
ACP 7 -NP	8" Non-Potable Water Main	\$65,720	\$0	\$65,720	\$9,858	\$0	\$75,578
ACP 7 -NP	16" Non-Potable Water Main	\$408,480	\$0	\$408,480	\$61,272	\$0	\$469,752
ACP 7 -NP	16" Butterfly Valves	\$31,500	\$0	\$31,500	\$4,725	\$0	\$36,225
ACP 7 -NP	4" Blow-Off Valve	\$4,650	\$0	\$4,650	\$698	\$0	\$5,348
ACP 7 -NP	2" Water Service	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
ACP 7 -NP	CCO 9 - CL250 valve and restraints	\$17,324	\$0	\$17,324	\$2,599	\$0	\$19,923
ACP 7 -NP	CCO 13 - 16" NP depth	\$47,097	\$0	\$47,097	\$7,065	\$0	\$54,161
ACP 7 -NP	CCO 17 - REV 4 & 5 wets	\$4,435	\$0	\$4,435	\$665	\$0	\$5,100
	<b>Subtotal Alder Creek Parkway</b>	<b>\$591,006</b>	<b>\$0</b>	<b>\$591,006</b>	<b>\$88,651</b>	<b>\$0</b>	<b>\$679,657</b>
<b>Westwood Drive</b>							
WWD 2-NP	8" Non-Potable Water Main	\$70,490	\$0	\$70,490	\$10,574	\$0	\$81,064
WWD 2-NP	2" Water Service	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
WWD 3-NP	8" Non-Potable Water Main	\$76,850	\$0	\$76,850	\$11,528	\$0	\$88,378
WWD 3-NP	4" Blow-Off Valve	\$4,650	\$0	\$4,650	\$698	\$0	\$5,348
WWD 3-NP	2" Water Service	\$11,800	\$0	\$11,800	\$1,770	\$0	\$13,570
	<b>Subtotal Westwood Drive</b>	<b>\$175,590</b>	<b>\$0</b>	<b>\$175,590</b>	<b>\$26,339</b>	<b>\$0</b>	<b>\$201,930</b>
	<b>Subtotal Non-Potable Water</b>	<b>\$766,596</b>	<b>\$0</b>	<b>\$766,596</b>	<b>\$114,989</b>	<b>\$0</b>	<b>\$881,587</b>

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Sanitary Sewer System</b>							
<i>Westwood Drive</i>							
WWD 2-SS	Adjust Ex SSMH rims	\$10,500	\$0	\$10,500	\$1,575	\$0	\$12,075
WWD 3-SS	Adjust Ex SSMH rims	\$10,500	\$0	\$10,500	\$1,575	\$0	\$12,075
<b>Subtotal Westwood Drive</b>		<b>\$21,000</b>	<b>\$0</b>	<b>\$21,000</b>	<b>\$3,150</b>	<b>\$0</b>	<b>\$24,150</b>
<i>Placerville Road</i>							
PLCR 4	8" Sanitary Sewer	\$56,376	\$0	\$56,376	\$8,456	\$0	\$64,832
PLCR 4	60" SSMH	\$21,000	\$0	\$21,000	\$3,150	\$0	\$24,150
PLCR 4	CCO 2 - MCI 009 - sump pump	\$1,047	\$0	\$1,047	\$157	\$0	\$1,204
PLCR 4	CCO 2 - MCI 010 - portion	\$2,425	\$0	\$2,425	\$364	\$0	\$2,789
<b>Subtotal Placerville Road</b>		<b>\$80,848</b>	<b>\$0</b>	<b>\$80,848</b>	<b>\$12,127</b>	<b>\$0</b>	<b>\$92,975</b>
<b>Subtotal Sanitary Sewer System</b>		<b>\$101,848</b>	<b>\$0</b>	<b>\$101,848</b>	<b>\$15,277</b>	<b>\$0</b>	<b>\$117,125</b>
<b>Storm Drain</b>							
<i>Pipelines - Alder Creek Parkway</i>							
ACP 6 -SD	Storm Outfall (58 LF 66" pipe extension & FES)	\$75,000	\$0	\$75,000	\$11,250	\$0	\$86,250
ACP 6 -SD	12" RCP CL III	\$2,780	\$0	\$2,780	\$417	\$0	\$3,197
ACP 6 -SD	Modified Type 'B' DI	\$21,240	\$0	\$21,240	\$3,186	\$0	\$24,426
ACP 6 -SD	8' Rock Lined Swale	\$158,420	\$0	\$158,420	\$23,763	\$0	\$182,183
ACP 6 -SD	CCO 17 - REV 4 & 5 wets	\$133,056	\$0	\$133,056	\$19,958	\$0	\$153,014
<b>Subtotal Alder Creek Parkway</b>		<b>\$390,496</b>	<b>\$0</b>	<b>\$390,496</b>	<b>\$58,574</b>	<b>\$0</b>	<b>\$449,070</b>
<i>Westwood Drive</i>							
WWD 2-SD	12" RCP CL III	\$11,120	\$0	\$11,120	\$1,668	\$0	\$12,788
WWD 2-SD	42" RCP CL III	\$64,400	\$0	\$64,400	\$9,660	\$0	\$74,060
WWD 2-SD	48" SD Manhole (saddle)	\$11,320	\$0	\$11,320	\$1,698	\$0	\$13,018
WWD 2-SD	Modified Type 'B' DI	\$19,000	\$0	\$19,000	\$2,850	\$0	\$21,850
WWD 2-SD	Type GOL-7 DI	\$25,000	\$0	\$25,000	\$3,750	\$0	\$28,750
WWD 2-SD	CCO 2 - MCI 001 - demo	\$1,988	\$0	\$1,988	\$298	\$0	\$2,287
WWD 2-SD	CCO 2 - MCI 003 - CIP Dis	\$10,611	\$0	\$10,611	\$1,592	\$0	\$12,203
WWD 2-SD	CCO 2 - MCI 008 - 6' of 12" RCP	\$2,222	\$0	\$2,222	\$333	\$0	\$2,555
WWD 3-SD	42" RCP CL III	\$64,400	\$0	\$64,400	\$9,660	\$0	\$74,060
WWD 3-SD	Modified Type 'B' DI	\$38,000	\$0	\$38,000	\$5,700	\$0	\$43,700
WWD 3-SD	Type 'F' DI	\$3,850	\$0	\$3,850	\$578	\$0	\$4,428
WWD 3-SD	CCO 2 - MCI 002 - JT conflict	\$22,261	\$0	\$22,261	\$3,339	\$0	\$25,601
WWD 3-SD	CCO 2 - MCI 003 - CIP Dis	\$3,979	\$0	\$3,979	\$597	\$0	\$4,576
<b>Subtotal Westwood Drive</b>		<b>\$278,152</b>	<b>\$0</b>	<b>\$278,152</b>	<b>\$41,723</b>	<b>\$0</b>	<b>\$319,876</b>

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>East Bidwell Street</b>							
EBS 4-SD	Demo & Abandon Ex Facilities	\$11,900	\$0	\$11,900	\$1,785	\$0	\$13,685
EBS 4-GD	Demo & Abandon Ex Facilities	\$28,900	\$0	\$28,900	\$4,335	\$0	\$33,235
EBS 4-GD	Adjust Ex SDMH rims	\$10,650	\$0	\$10,650	\$1,598	\$0	\$12,248
EBS 4-SD	12" RCP CL III	\$41,005	\$0	\$41,005	\$6,151	\$0	\$47,156
EBS 4-GD	12" RCP CL III	\$55,080	\$0	\$55,080	\$8,262	\$0	\$63,342
EBS 4-SD	15" RCP CL III	\$16,770	\$0	\$16,770	\$2,516	\$0	\$19,286
EBS 4-GD	15" RCP CL III	\$5,800	\$0	\$5,800	\$870	\$0	\$6,670
EBS 4-GD	18" RCP CL III	\$57,255	\$0	\$57,255	\$8,588	\$0	\$65,843
EBS 4-SD	42" RCP CL III	\$64,400	\$0	\$64,400	\$9,660	\$0	\$74,060
EBS 4-GD	42" RCP CL III	\$60,770	\$0	\$60,770	\$9,116	\$0	\$69,886
EBS 4-SD	48" SD Manhole	\$11,320	\$0	\$11,320	\$1,698	\$0	\$13,018
EBS 4-GD	48" SD Manhole	\$11,300	\$0	\$11,300	\$1,695	\$0	\$12,995
EBS 4-GD	60" SD Manhole	\$14,000	\$0	\$14,000	\$2,100	\$0	\$16,100
EBS 4-GD	72" SD Manhole	\$18,500	\$0	\$18,500	\$2,775	\$0	\$21,275
EBS 4-GD	96" SD Manhole	\$34,950	\$0	\$34,950	\$5,243	\$0	\$40,193
EBS 4-SD	Modified Type 'B' DI	\$19,000	\$0	\$19,000	\$2,850	\$0	\$21,850
EBS 4-SD	Type GOL-7 DI	\$25,000	\$0	\$25,000	\$3,750	\$0	\$28,750
EBS 4-SD	Type 'F' DI	\$3,850	\$0	\$3,850	\$578	\$0	\$4,428
EBS 4-SD	CCO 2 - MCI 010 - portion	\$25,940	\$0	\$25,940	\$3,891	\$0	\$29,831
	<b>Subtotal Westwood Drive</b>	<b>\$516,390</b>	<b>\$0</b>	<b>\$516,390</b>	<b>\$77,459</b>	<b>\$0</b>	<b>\$593,851</b>
<b>Placerville Road</b>							
PLCR 4	36" RCP CL III	\$99,000	\$0	\$99,000	\$14,850	\$0	\$113,850
PLCR 4	CCO 2 - MCI 004 - unknown util xing conflict	\$10,415	\$0	\$10,415	\$1,562	\$0	\$11,978
PLCR 4	CCO 2 - MCI 007 - JT xing conflict	\$17,460	\$0	\$17,460	\$2,619	\$0	\$20,079
	<b>Subtotal Westwood Drive</b>	<b>\$126,876</b>	<b>\$0</b>	<b>\$126,876</b>	<b>\$19,031</b>	<b>\$0</b>	<b>\$145,907</b>

**Table B-16**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructed**

SPIF Improvement	Construction True-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Hydromodification Basin No. 8</b>							
HMB #8	Fine Grade EOP to EOP (access road)	\$46,940	\$0	\$46,940	\$7,041	\$0	\$53,981
HMB #8	3"AC over 6" AB (access road)	\$152,550	\$0	\$152,550	\$22,883	\$0	\$175,433
HMB #8	Concrete Spillway (AB only)	\$8,000	\$0	\$8,000	\$1,200	\$0	\$9,200
HMB #8	12" Rip Rap x 2.5' deep	\$96,120	\$0	\$96,120	\$14,418	\$0	\$110,538
HMB #8	Outlet Structure, Box Culvert & Wingwall (compl)	\$1,049,210	\$0	\$1,049,210	\$157,382	\$0	\$1,206,592
HMB #8	Concrete Spillway	\$59,200	\$0	\$59,200	\$8,880	\$0	\$68,080
HMB #8	Construction Entrance	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
HMB #8	Fiber Roll (access road)	\$40,000	\$0	\$40,000	\$6,000	\$0	\$46,000
HMB #8	CCO 3	\$59,364	\$0	\$59,364	\$8,905	\$0	\$68,268
HMB #8	CCO 8 Winterization	\$26,544	\$0	\$26,544	\$3,982	\$0	\$30,526
HMB #8	CCO 12 - Outlet, Box Culvert & Wingwall	\$1,180	\$0	\$1,180	\$177	\$0	\$1,357
HMB #8	#605 Winterization	\$2,700	\$0	\$2,700	\$405	\$0	\$3,105
HMB #8	#607 SWPPP	\$4,866	\$0	\$4,866	\$730	\$0	\$5,596
HMB #8	#608 Rough Grade	\$108	\$0	\$108	\$16	\$0	\$124
HMB #8	#609 Grading	\$11,987	\$0	\$11,987	\$1,798	\$0	\$13,785
HMB #8	Rough Grade (Payapp 8)	\$212,197	\$0	\$212,197	\$31,830	\$0	\$244,026
HMB #8	Winterization (Payapp 8 line 27.00)	\$41,588	\$0	\$41,588	\$6,238	\$0	\$47,826
	<b>Subtotal HMB No. 8</b>	<b>\$1,817,553</b>	<b>\$0</b>	<b>\$1,817,553</b>	<b>\$272,633</b>	<b>\$0</b>	<b>\$2,090,187</b>
	<b>Subtotal Storm Drain</b>	<b>\$3,129,466</b>	<b>\$0</b>	<b>\$3,129,466</b>	<b>\$469,420</b>	<b>\$0</b>	<b>\$3,598,891</b>
<b>Habitat</b>							
	Floodplain Mosaic Wetland credits	\$406,500	\$0	\$406,500	\$0	\$0	\$406,500
	Wildlands Vernal Pool creation credits	\$12,000	\$0	\$12,000	\$0	\$0	\$12,000
	Gill Ranch Swainson's Hawk Foraging Habitat (34.55ac)	\$244,294	\$0	\$244,294	\$0	\$0	\$244,294
	Trees - Eight (8) Year Maint. Period	\$48,000	\$0	\$48,000	\$0	\$0	\$48,000
	<b>Subtotal Habitat</b>	<b>\$710,794</b>	<b>\$0</b>	<b>\$710,794</b>	<b>\$0</b>	<b>\$0</b>	<b>\$710,794</b>
	<b>Total Facilities</b>	<b>\$12,505,761</b>	<b>\$0</b>	<b>\$12,505,761</b>	<b>\$1,769,245</b>	<b>\$0</b>	<b>\$14,275,032</b>

wrsr detail

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Somp; Eagle Commercial Properties; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.



Table B-17  
 Folsom Plan Area Specific Plan  
 Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
 Toll Brothers at Folsom Ranch Backbone Facilities Reimbursement Analysis

**Toll at Folsom Ranch  
 Reimbursement Analysis**

Item	Phase 2 Construction Plan						Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Mangini Parkway	Oak Avenue Parkway	Class 1 Trail	HMB No. 16	Combo Basin No. 5				
<b>SPIF Infrastructure Fee Reimbursement</b>									
Initial Reimbursement Amount	-	-					\$24,638,648		
Remaining Reimbursement Amount [1]	-	-					(\$6,100,063)		
Less SPIF Infrastructure Fee Payments	-	-					\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-					<b>(\$6,100,063)</b>		
<b>SPIF Facility Cost Estimate [4]</b>									
<b>Roadways</b>									
Rough Grading	\$1,052,609	\$451,735	\$0	\$0	\$0	\$1,504,344	6.8%	(\$417,677)	
Backbone Roadways	\$7,337,063	\$654,538	\$0	\$0	\$0	\$7,991,601	36.4%	(\$2,218,845)	
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	
City Fiber Optic & Traffic Control System	\$62,524	\$41,263	\$0	\$0	\$0	\$103,787	0.5%	(\$28,816)	
Signalized Intersections & Improvements	\$560,177	\$0	\$0	\$0	\$0	\$560,177	2.5%	(\$155,532)	
Open Space Vehicular Access Barrier	\$30,188	\$0	\$0	\$0	\$0	\$30,188	0.1%	(\$8,382)	
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0	
Trail	\$0	\$0	\$251,979	\$0	\$0	\$251,979	1.1%	(\$69,961)	
<b>Subtotal Phase 1 Roadways</b>	<b>\$9,042,561</b>	<b>\$1,147,536</b>	<b>\$251,979</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,442,076</b>	<b>47.5%</b>	<b>(\$2,899,213)</b>	
<b>Dry Utility System</b>	<b>\$1,063,038</b>	<b>\$662,105</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,725,143</b>	<b>7.9%</b>	<b>(\$478,981)</b>	
<b>Potable Water System</b>	<b>\$2,292,824</b>	<b>\$304,481</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,597,305</b>	<b>11.8%</b>	<b>(\$721,134)</b>	
<b>Off-Site Water System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>	
<b>Recycled Water System</b>	<b>\$952,259</b>	<b>\$255,588</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,207,847</b>	<b>5.5%</b>	<b>(\$335,355)</b>	
<b>Sanitary Sewer System</b>	<b>\$0</b>	<b>\$693,652</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$693,652</b>	<b>3.2%</b>	<b>(\$192,590)</b>	
<b>Storm Drain System</b>	<b>\$1,823,953</b>	<b>\$719,814</b>	<b>\$0</b>	<b>\$1,744,799</b>	<b>952,615</b>	<b>\$5,241,181</b>	<b>23.9%</b>	<b>(\$1,455,199)</b>	
<b>Habitat Mitigation [5]</b>	<b>\$63,357</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,357</b>	<b>0.3%</b>	<b>(\$17,591)</b>	
<b>Total Phase 2 Costs</b>	<b>\$15,237,992</b>	<b>\$3,783,176</b>	<b>\$251,979</b>	<b>\$1,744,799</b>	<b>\$952,615</b>	<b>\$21,970,561</b>	<b>147.5%</b>	<b>(\$6,100,063)</b>	

mic tnhc

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Somps; Toll Brothers; EPS.

[1] Remaining reimbursement amount current as of July 15, 2023.

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadway Rough Grading</b>							
<b><i>Mangini Parkway</i></b>							
MP 2-GD	Mobilization	\$34,224	\$0	\$34,224	\$5,134	\$0	\$39,358
MP 2-GD	Clearing & Grubbing	\$2,150	\$0	\$2,150	\$323	\$0	\$2,473
MP 2-GD	Remove Existing Sewer Access Road	\$23,045	\$0	\$23,045	\$3,457	\$0	\$26,502
MP 2-GD	Rough Grade Excavation	\$549,636	\$0	\$549,636	\$82,445	\$0	\$632,081
MP 2-GD	Blasting	\$75,000	\$0	\$75,000	\$11,250	\$0	\$86,250
MP 2-GD	Offhaul Spoil and Oversize Rock	\$15,000	\$0	\$15,000	\$2,250	\$0	\$17,250
MP 2-GD	Fine Grade Restoration	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
MP 2-GD	Rock Lined Ditch	\$55,572	\$0	\$55,572	\$8,336	\$0	\$63,908
MP 2-GD	Retaining Wall	\$25,698	\$0	\$25,698	\$3,855	\$0	\$29,552
MP 2-GD	ESA Orange Fencing	\$4,512	\$0	\$4,512	\$677	\$0	\$5,189
MP 2-GD	Orange Silt Fencing	\$2,034	\$0	\$2,034	\$305	\$0	\$2,339
MP 2-GD	Erosion Control	\$8,213	\$0	\$8,213	\$1,232	\$0	\$9,445
MP 3-GD	Mobilization	\$21,204	\$0	\$21,204	\$3,181	\$0	\$24,385
MP 3-GD	Clearing & Grubbing	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
MP 3-GD	Remove Existing Headwalls/Culverts	\$43,000	\$0	\$43,000	\$6,450	\$0	\$49,450
MP 3-GD	Remove Existing Sewer Access Road	\$14,125	\$0	\$14,125	\$2,119	\$0	\$16,243
MP 3-GD	Rock Lined Ditch	\$15,972	\$0	\$15,972	\$2,396	\$0	\$18,368
MP 3-GD	ESA Orange Fencing	\$2,797	\$0	\$2,797	\$419	\$0	\$3,216
MP 3-GD	Orange Silt Fencing	\$1,260	\$0	\$1,260	\$189	\$0	\$1,449
MP 3-GD	Erosion Control	\$13,370	\$0	\$13,370	\$2,006	\$0	\$15,376
	<b>Subtotal Mangini Parkway</b>	<b>\$915,310</b>	<b>\$0</b>	<b>\$915,310</b>	<b>\$137,297</b>	<b>\$0</b>	<b>\$1,052,609</b>

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Oak Avenue Parkway</b>							
OAP-1-GD	Mobilization	\$37,572	\$0	\$37,572	\$5,636	\$0	\$43,208
OAP-1-GD	Stablized Constuction Entrance	\$3,900	\$0	\$3,900	\$585	\$0	\$4,485
OAP-1-GD	Remove BW Fencing	\$600	\$0	\$600	\$90	\$0	\$690
OAP-1-GD	Clearing & Grubbing	\$3,850	\$0	\$3,850	\$578	\$0	\$4,428
OAP-1-GD	Rough Grade Excavation	\$320,002	\$0	\$320,002	\$48,000	\$0	\$368,002
OAP-1-GD	Fine Grade Restoration	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
OAP-1-GD	ESA Orange Fencing	\$4,951	\$0	\$4,951	\$743	\$0	\$5,694
OAP-1-GD	Orange Silt Fencing	\$2,231	\$0	\$2,231	\$335	\$0	\$2,565
OAP-1-GD	Erosion Control	\$14,707	\$0	\$14,707	\$2,206	\$0	\$16,913
	<b>Subtotal Oak Avenue Parkway</b>	<b>\$392,813</b>	<b>\$0</b>	<b>\$392,813</b>	<b>\$58,922</b>	<b>\$0</b>	<b>\$451,735</b>
	<b>Subtotal Backbone Roadway Rough Grading</b>	<b>\$1,308,123</b>	<b>\$0</b>	<b>\$1,308,123</b>	<b>\$196,218</b>	<b>\$0</b>	<b>\$1,504,344</b>
<b>Backbone Roadways</b>							
<b>Mangini Parkway</b>							
MP 2-RD	Subgrade Preparation	\$44,833	\$0	\$44,833	\$6,725	\$0	\$51,558
MP 2-RD	4" AC over 12" AB	\$310,279	\$0	\$310,279	\$46,542	\$0	\$356,820
MP 2-RD	Modified Type 2 Vertical Curb	\$79,456	\$0	\$79,456	\$11,918	\$0	\$91,374
MP 2-RD	Modified Type 5 Median Curb	\$67,620	\$0	\$67,620	\$10,143	\$0	\$77,763
MP 2-RD	Sidewalk (6" PCC) with 6"AB	\$13,694	\$0	\$13,694	\$2,054	\$0	\$15,748
MP 2-RD	Sidewalk Curb Ramps	\$5,550	\$0	\$5,550	\$833	\$0	\$6,383
MP 2-RD	Median Landscaping	\$92,854	\$0	\$92,854	\$13,928	\$0	\$106,782
MP 2-RD	Concrete Survey Monument	\$2,500	\$0	\$2,500	\$375	\$0	\$2,875
MP 2-RD	Pavement Striping and Signage	\$13,887	\$0	\$13,887	\$2,083	\$0	\$15,970
MP 2-RD	Streetlights	\$136,500	\$0	\$136,500	\$20,475	\$0	\$156,975
MP 2-RD	4" Schedule 80 Sleeves	\$19,800	\$0	\$19,800	\$2,970	\$0	\$22,770
MP 2-RD	6" Schedule 80 Sleeves	\$9,480	\$0	\$9,480	\$1,422	\$0	\$10,902
MP 2-RD	Traffic Control	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
MP 3-RD	Subgrade Preparation	\$37,910	\$0	\$37,910	\$5,687	\$0	\$43,597
MP 3-RD	4" AC over 12" AB	\$257,158	\$0	\$257,158	\$38,574	\$0	\$295,732
MP 3-RD	Modified Type 1 Rolled Curb	\$600	\$0	\$600	\$90	\$0	\$690
MP 3-RD	Modified Type 2 Vertical Curb	\$77,088	\$0	\$77,088	\$11,563	\$0	\$88,651
MP 3-RD	Modified Type 5 Median Curb	\$71,700	\$0	\$71,700	\$10,755	\$0	\$82,455
MP 3-RD	Sidewalk (6" PCC) with 6"AB	\$7,234	\$0	\$7,234	\$1,085	\$0	\$8,319
MP 3-RD	Sidewalk Curb Ramps	\$1,850	\$0	\$1,850	\$278	\$0	\$2,128
MP 3-RD	Median Landscaping	\$106,434	\$0	\$106,434	\$15,965	\$0	\$122,399
MP 3-RD	Pavement Striping and Signage	\$13,560	\$0	\$13,560	\$2,034	\$0	\$15,594
MP 3-RD	LED Street Light	\$156,000	\$0	\$156,000	\$23,400	\$0	\$179,400
MP 3-RD	4" Schedule 80 Sleeves	\$11,400	\$0	\$11,400	\$1,710	\$0	\$13,110
MP 3-RD	6" Schedule 80 Sleeves	\$5,940	\$0	\$5,940	\$891	\$0	\$6,831
MP 3-BR	Alder Creek Bridge	\$3,989,328	\$0	\$3,989,328	\$598,399	\$0	\$4,587,727
MP 4-RD	162-ft Class 1 Trail Undercrossing	\$842,400	\$0	\$842,400	\$126,360	\$0	\$968,760
	<b>Subtotal Mangini Parkway</b>	<b>\$6,380,055</b>	<b>\$0</b>	<b>\$6,380,055</b>	<b>\$957,008</b>	<b>\$0</b>	<b>\$7,337,063</b>
<b>Oak Avenue Parkway</b>							
OAP-1-RD	Subgrade Preparation	\$40,775	\$0	\$40,775	\$6,116	\$0	\$46,891
OAP-1-RD	4" AC over 12" AB	\$295,951	\$0	\$295,951	\$44,393	\$0	\$340,344
OAP-1-RD	Modified Type 2 Vertical Curb	\$44,832	\$0	\$44,832	\$6,725	\$0	\$51,557
OAP-1-RD	Modified Type 5 Median Curb	\$1,770	\$0	\$1,770	\$266	\$0	\$2,036
OAP-1-RD	Sidewalk (6" PCC) with 6"AB	\$73,457	\$0	\$73,457	\$11,019	\$0	\$84,476
OAP-1-RD	Sidewalk Curb Ramps	\$3,700	\$0	\$3,700	\$555	\$0	\$4,255
OAP-1-RD	Median Landscaping	\$1,303	\$0	\$1,303	\$195	\$0	\$1,498
OAP-1-RD	Pavement Striping and Signage	\$20,875	\$0	\$20,875	\$3,131	\$0	\$24,006
OAP-1-RD	LED Street Light	\$58,500	\$0	\$58,500	\$8,775	\$0	\$67,275
OAP-1-RD	Street Light (Delivered to City Corp Yard)	\$10,000	\$0	\$10,000	\$1,500	\$0	\$11,500
OAP-1-RD	4" Schedule 80 Sleeves	\$6,500	\$0	\$6,500	\$975	\$0	\$7,475
OAP-1-RD	6" Schedule 80 Sleeves	\$3,000	\$0	\$3,000	\$450	\$0	\$3,450
OAP-1-RD	Pipe Gate at Sewer Access Road	\$8,500	\$0	\$8,500	\$1,275	\$0	\$9,775
	<b>Subtotal Oak Avenue Par</b>	<b>\$569,163</b>	<b>\$0</b>	<b>\$569,163</b>	<b>\$85,374</b>	<b>\$0</b>	<b>\$654,538</b>
	<b>Subtotal Backbone Roadways</b>	<b>\$6,949,217</b>	<b>\$0</b>	<b>\$6,949,217</b>	<b>\$1,042,383</b>	<b>\$0</b>	<b>\$7,991,601</b>

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						Total
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>City Fiber Optic &amp; Traffic Control</b>							
<b><i>Mangini Parkway</i></b>							
MP 2-RD	2-2" Schedule 40 Fiber Optic Conduits	\$27,748	\$0	\$27,748	\$4,162	\$0	\$31,910
MP 2-RD	No. 5 Interconnect Pull Boxes	\$3,900	\$0	\$3,900	\$585	\$0	\$4,485
MP 3-RD	2-2" Schedule 40 Fiber Optic Conduits	\$19,796	\$0	\$19,796	\$2,969	\$0	\$22,765
MP 3-RD	No. 5 Interconnect Pull Boxes	\$2,925	\$0	\$2,925	\$439	\$0	\$3,364
	<b>Subtotal Mangini Parkway</b>	<b>\$54,369</b>	<b>\$0</b>	<b>\$54,369</b>	<b>\$8,155</b>	<b>\$0</b>	<b>\$62,524</b>
<b><i>Oak Avenue Parkway</i></b>							
OAP-1-RD	2-2" Schedule 40 Fiber Optic Conduits	\$32,956	\$0	\$32,956	\$4,943	\$0	\$37,899
OAP-1-RD	No. 5 Interconnect Pull Boxes	\$2,925	\$0	\$2,925	\$439	\$0	\$3,364
	<b>Subtotal Oak Avenue Parkway</b>	<b>\$35,881</b>	<b>\$0</b>	<b>\$35,881</b>	<b>\$5,382</b>	<b>\$0</b>	<b>\$41,263</b>
	<b>Subtotal City Fiber Optic and Traffic Control</b>	<b>\$90,250</b>	<b>\$0</b>	<b>\$90,250</b>	<b>\$13,538</b>	<b>\$0</b>	<b>\$103,787</b>
<b>Signalized Intersections &amp; Improvements</b>							
<b><i>Mangini Parkway</i></b>							
INTX 10	Oak Avenue Parkway / Mangini Parkway (4-W)	\$487,110	\$0	\$487,110	\$73,067	\$0	\$560,177
	<b>Subtotal Signalized Intersections &amp; Improvements</b>	<b>\$487,110</b>	<b>\$0</b>	<b>\$487,110</b>	<b>\$73,067</b>	<b>\$0</b>	<b>\$560,177</b>
<b>Open Space Vehicle Access Barrier</b>							
MP 3-RD	Post & Cable Barrier	\$26,250	\$0	\$26,250	\$3,938	\$0	\$30,188
<b>Trails</b>							
CL1	Subgrade Preparation	\$21,161	\$0	\$21,161	\$3,174	\$0	\$24,336
CL1	3" AC over 8" AB	\$143,639	\$0	\$143,639	\$21,546	\$0	\$165,184
CL1	2" Decomposed Grante Shoulders	\$54,313	\$0	\$54,313	\$8,147	\$0	\$62,459
	<b>Subtotal Trails</b>	<b>\$219,112</b>	<b>\$0</b>	<b>\$219,112</b>	<b>\$32,867</b>	<b>\$0</b>	<b>\$251,979</b>

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Dry Utilities</b>							
<b>Mangini Parkway</b>							
MP 2-DU	Magini Parkway (150+20 to 169+50)	\$427,686	\$0	\$427,686	\$64,153	\$0	\$491,839
MP 3-DU	Mangini Parkway (169+50 to 191+80)	\$492,695	\$0	\$492,695	\$73,904	\$0	\$566,599
N/A	Blasting for Joint Trench	\$4,000	\$0	\$4,000	\$600	\$0	\$4,600
	<b>Subtotal Mangini Parkway</b>	<b>\$924,381</b>	<b>\$0</b>	<b>\$924,381</b>	<b>\$138,657</b>	<b>\$0</b>	<b>\$1,063,038</b>
	<b>Oak Avenue Parkway</b>	\$575,744	\$0	\$575,744	\$86,362	\$0	\$662,105
	<b>Subtotal Dry Utilities</b>	<b>\$1,500,124</b>	<b>\$0</b>	<b>\$1,500,124</b>	<b>\$225,019</b>	<b>\$0</b>	<b>\$1,725,143</b>
<b>Potable Water</b>							
<b>Mangini Parkway</b>							
MP-2-W	Zone 3 to Zone 2 Potable Water Pressure Red	\$175,000	\$0	\$175,000	\$26,250	\$0	\$201,250
MP 2-W	8" Water Main PVC C-900 CL 235	\$7,820	\$0	\$7,820	\$1,173	\$0	\$8,993
MP 2-W	8" Gate Valves	\$3,650	\$0	\$3,650	\$548	\$0	\$4,198
MP 2-W	18" Water Main PVC C-905 CL 305	\$432,175	\$0	\$432,175	\$64,826	\$0	\$497,001
MP 2-W	18" Butterfly Valves	\$62,500	\$0	\$62,500	\$9,375	\$0	\$71,875
MP 2-W	4" Blow-Off Valve	\$25,000	\$0	\$25,000	\$3,750	\$0	\$28,750
MP 2-W	Fire Hydrant Assembly with 6" Lead	\$30,000	\$0	\$30,000	\$4,500	\$0	\$34,500
MP 2-W	Fire Hydrant Assembly with 8" Lead	\$37,000	\$0	\$37,000	\$5,550	\$0	\$42,550
MP 2-W	18" Water Main PVC C-905 CL 305	\$75,815	\$0	\$75,815	\$11,372	\$0	\$87,187
MP 2-W	18" Butterfly Valves	\$12,500	\$0	\$12,500	\$1,875	\$0	\$14,375
MP 2-W	Fire Hydrant Assembly with 6" Lead	\$15,000	\$0	\$15,000	\$2,250	\$0	\$17,250
MP 3-W	12" Water Main PVC C-900 CL 235	\$234,080	\$0	\$234,080	\$35,112	\$0	\$269,192
MP 3-W	12" Fused Water Main PVC C-900 CL 235	\$60,400	\$0	\$60,400	\$9,060	\$0	\$69,460
MP 3-W	12" Butterfly Valves	\$19,800	\$0	\$19,800	\$2,970	\$0	\$22,770
MP 3-W	18" Water Main PVC C-905 CL 305	\$433,060	\$0	\$433,060	\$64,959	\$0	\$498,019
MP 3-W	18" Fused Water Main PVC C-905 CL 305	\$144,960	\$0	\$144,960	\$21,744	\$0	\$166,704
MP 3-W	18" Butterfly Valves	\$37,500	\$0	\$37,500	\$5,625	\$0	\$43,125

**Table B-18  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
MP 3-W	2" Combination Air Vacuum Release valve	\$8,500	\$0	\$8,500	\$1,275	\$0	\$9,775
MP 3-W	Fire Hydrant Assembly with 6" Lead	\$45,000	\$0	\$45,000	\$6,750	\$0	\$51,750
MP 3-W	Fire Hydrant Assembly with 8" Lead	\$37,000	\$0	\$37,000	\$5,550	\$0	\$42,550
MP 3-W	12" Flex-Tend Coupling	\$30,000	\$0	\$30,000	\$4,500	\$0	\$34,500
MP 3-W	18" Flex-Tend Coupling	\$50,000	\$0	\$50,000	\$7,500	\$0	\$57,500
MP 3-W	Connect to Existing Water Main	\$17,000	\$0	\$17,000	\$2,550	\$0	\$19,550
<b>Subtotal Mangini Parkway</b>		<b>\$1,993,760</b>	<b>\$0</b>	<b>\$1,993,760</b>	<b>\$299,064</b>	<b>\$0</b>	<b>\$2,292,824</b>
<b>Oak Avenue Parkway</b>							
OAP-1-W	8" Water Main PVC C-900 CL 235	\$7,705	\$0	\$7,705	\$1,156	\$0	\$8,861
OAP-1-W	8" Gate Valves	\$3,650	\$0	\$3,650	\$548	\$0	\$4,198
OAP-1-W	12" Water Main PVC C-900 CL 235	\$151,840	\$0	\$151,840	\$22,776	\$0	\$174,616
OAP-1-W	12" Butterfly Valves	\$14,850	\$0	\$14,850	\$2,228	\$0	\$17,078
OAP-1-W	18" Water Main PVC C-905 CL 305	\$4,720	\$0	\$4,720	\$708	\$0	\$5,428
OAP-1-W	18" Butterfly Valves	\$12,500	\$0	\$12,500	\$1,875	\$0	\$14,375
OAP-1-W	4" Blow-Off Valve	\$25,000	\$0	\$25,000	\$3,750	\$0	\$28,750
OAP-1-W	Fire Hydrant Assembly with 6" Lead W/4" Blov	\$7,500	\$0	\$7,500	\$1,125	\$0	\$8,625
OAP-1-W	Fire Hydrant Assembly with 8" Lead	\$37,000	\$0	\$37,000	\$5,550	\$0	\$42,550
<b>Subtotal Mangini Parkway</b>		<b>\$264,765</b>	<b>\$0</b>	<b>\$264,765</b>	<b>\$39,715</b>	<b>\$0</b>	<b>\$304,481</b>
<b>Subtotal Potable Water</b>		<b>\$2,258,525</b>	<b>\$0</b>	<b>\$2,258,525</b>	<b>\$338,779</b>	<b>\$0</b>	<b>\$2,597,305</b>
<b>Non-Potable Water</b>							
<b>Mangini Parkway</b>							
MP 2-NP	12" Water Main PVC C-900 CL 235	\$254,625	\$0	\$254,625	\$38,194	\$0	\$292,819
MP 2-NP	12" Butterfly Valves	\$9,900	\$0	\$9,900	\$1,485	\$0	\$11,385
MP 2-NP	4" Blow-Off Valve	\$6,250	\$0	\$6,250	\$938	\$0	\$7,188
MP 2-NP	2" Combination Air Vacuum Release valve	\$8,500	\$0	\$8,500	\$1,275	\$0	\$9,775
MP 2-NP	2" Irrigation Service	\$22,000	\$0	\$22,000	\$3,300	\$0	\$25,300
MP 2-NP	12" Water Main PVC C-900 CL 235	\$43,575	\$0	\$43,575	\$6,536	\$0	\$50,111
MP 2-NP	12" Butterfly Valves	\$4,950	\$0	\$4,950	\$743	\$0	\$5,693
MP 3-NP	12" Water Main PVC C-900 CL 235	\$213,500	\$0	\$213,500	\$32,025	\$0	\$245,525
MP 3-NP	12" Fused Water Main PVC C-900 CL 235	\$67,950	\$0	\$67,950	\$10,193	\$0	\$78,143
MP 3-NP	12" Butterfly Valves	\$19,800	\$0	\$19,800	\$2,970	\$0	\$22,770
MP 3-NP	2" Irrigation Service	\$22,000	\$0	\$22,000	\$3,300	\$0	\$25,300
MP 3-NP	12" Flex-Tend Coupling	\$30,000	\$0	\$30,000	\$4,500	\$0	\$34,500
MP 3-NP	Connect to Existing Water Main	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
MP-2-NP	Zone 3 to Zone 2 Non-Potable Water Pressur	\$120,000	\$0	\$120,000	\$18,000	\$0	\$138,000
<b>Subtotal Mangini Parkway</b>		<b>\$828,050</b>	<b>\$0</b>	<b>\$828,050</b>	<b>\$124,208</b>	<b>\$0</b>	<b>\$952,259</b>

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Oak Avenue Parkway</b>							
OAP-1-W	12" Water Main PVC C-900 CL 235	\$172,900	\$0	\$172,900	\$25,935	\$0	\$198,835
OAP-1-W	12" Butterfly Valves	\$14,850	\$0	\$14,850	\$2,228	\$0	\$17,078
OAP-1-W	4" Blow-Off Valve	\$12,500	\$0	\$12,500	\$1,875	\$0	\$14,375
OAP-1-W	2" Irrigation Service	\$22,000	\$0	\$22,000	\$3,300	\$0	\$25,300
	<b>Subtotal Oak Avenue Parkway</b>	<b>\$222,250</b>	<b>\$0</b>	<b>\$222,250</b>	<b>\$33,338</b>	<b>\$0</b>	<b>\$255,588</b>
	<b>Subtotal Non-Potable Water</b>	<b>\$1,050,300</b>	<b>\$0</b>	<b>\$222,250</b>	<b>\$33,338</b>	<b>\$0</b>	<b>\$255,588</b>
<b>Sanitary Sewer System</b>							
<b>Mangini Parkway</b>							
MP 2-SS	8" PVC SDR 26	\$78,470	\$0	\$78,470	\$11,771	\$0	\$90,241
MP 2-SS	60" Sewer Manhole	\$30,000	\$0	\$30,000	\$4,500	\$0	\$34,500
MP 2-SS	60" Sewer Manhole With Inside Drop	\$60,000	\$0	\$60,000	\$9,000	\$0	\$69,000
MP 2-SS	Adjust SSMH Rim to Grade	\$17,500	\$0	\$17,500	\$2,625	\$0	\$20,125
MP 2-SS	Connect to Existing Sewer main	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
MP 3-SS	Adjust SSMH Rim to Grade	\$17,500	\$0	\$17,500	\$2,625	\$0	\$20,125
MP 3-SS	Core Ex 60" SSMH Place 8" Drop	\$20,000	\$0	\$20,000	\$3,000	\$0	\$23,000
	<b>Subtotal Mangini Parkway</b>	<b>\$228,470</b>	<b>\$0</b>	<b>\$228,470</b>	<b>\$34,271</b>	<b>\$0</b>	<b>\$262,741</b>
<b>Oak Avenue Parkway</b>							
OAP-1-SS	8" PVC SDR 26	\$294,705	\$0	\$294,705	\$44,206	\$0	\$338,911
OAP-1-SS	48" SS Manhole	\$15,000	\$0	\$15,000	\$2,250	\$0	\$17,250
OAP-1-SS	60" SS Manhole	\$60,000	\$0	\$60,000	\$9,000	\$0	\$69,000
OAP-1-SS	Connect to Existing Sewer main	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
	<b>Subtotal Oak Avenue Parkway</b>	<b>\$374,705</b>	<b>\$0</b>	<b>\$374,705</b>	<b>\$56,206</b>	<b>\$0</b>	<b>\$430,911</b>
	<b>Subtotal Sewer</b>	<b>\$603,175</b>	<b>\$0</b>	<b>\$603,175</b>	<b>\$90,476</b>	<b>\$0</b>	<b>\$693,652</b>



**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Storm Drain</b>							
<b>Pipelines- Mangini Parkway</b>							
MP 2-SD	12" RCP CL III	\$111,900	\$0	\$111,900	\$16,785	\$0	\$128,685
MP 2-SD	18" RCP CL III	\$16,950	\$0	\$16,950	\$2,543	\$0	\$19,493
MP 2-SD	36" RCP CL III	\$104,500	\$0	\$104,500	\$15,675	\$0	\$120,175
MP 2-SD	42" RCP CL III	\$90,350	\$0	\$90,350	\$13,553	\$0	\$103,903
MP 2-SD	48" RCP CL III	\$213,000	\$0	\$213,000	\$31,950	\$0	\$244,950
MP 2-SD	48" SD Manhole	\$31,500	\$0	\$31,500	\$4,725	\$0	\$36,225
MP 2-SD	72" SD Manhole	\$55,500	\$0	\$55,500	\$8,325	\$0	\$63,825
MP 2-SD	84"SD Manhole	\$25,000	\$0	\$25,000	\$3,750	\$0	\$28,750
MP 2-SD	96"SD Manhole	\$30,000	\$0	\$30,000	\$4,500	\$0	\$34,500
MP 2-SD	Modified Type 'B' DI	\$95,000	\$0	\$95,000	\$14,250	\$0	\$109,250
MP 2-SD	Type GOL-7 DI	\$25,000	\$0	\$25,000	\$3,750	\$0	\$28,750
MP 2-SD	Type 'F' DI	\$7,700	\$0	\$7,700	\$1,155	\$0	\$8,855
MP 3-SD	12" RCP CL III	\$45,375	\$0	\$45,375	\$6,806	\$0	\$52,181
MP 3-SD	15" RCP CL III	\$24,180	\$0	\$24,180	\$3,627	\$0	\$27,807
MP 3-SD	18" RCP CL III	\$17,700	\$0	\$17,700	\$2,655	\$0	\$20,355
MP 3-SD	36" RCP CL III	\$26,400	\$0	\$26,400	\$3,960	\$0	\$30,360
MP 3-SD	54" RCP CL III	\$317,790	\$0	\$317,790	\$47,669	\$0	\$365,459
MP 3-SD	48" SD Manhole	\$21,000	\$0	\$21,000	\$3,150	\$0	\$24,150
MP 3-SD	84"SD Manhole	\$27,500	\$0	\$27,500	\$4,125	\$0	\$31,625
MP 3-SD	7'x7' Junction Box	\$225,000	\$0	\$225,000	\$33,750	\$0	\$258,750
MP 3-SD	Modified Type 'B' DI	\$28,500	\$0	\$28,500	\$4,275	\$0	\$32,775
MP 3-SD	36" Flared End Section	\$8,500	\$0	\$8,500	\$1,275	\$0	\$9,775
MP 3-SD	Type GOL-7 DI	\$25,000	\$0	\$25,000	\$3,750	\$0	\$28,750
MP 3-SD	Type 'F' DI	\$7,700	\$0	\$7,700	\$1,155	\$0	\$8,855
MP 3-SD	Connect to Existing SD System	\$5,000	\$0	\$5,000	\$750	\$0	\$5,750
	<b>Subtotal Mangini Parkway</b>	<b>\$1,586,045</b>	<b>\$0</b>	<b>\$1,586,045</b>	<b>\$237,907</b>	<b>\$0</b>	<b>\$1,823,953</b>

**Table B-18  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

		Construction Make-Up Costs (2023/24\$)					
SPIF Improvement		Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency	Total
<i>Assumption</i>			0.00%		15%	0%	
<i>Formula</i>		A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F
<b>Oak Avenue Parkway</b>							
OAP-1-SD	12" RCP CL III	\$118,000	\$0	\$118,000	\$17,700	\$0	\$135,700
OAP-1-SD	36" RCP CL III	\$8,250	\$0	\$8,250	\$1,238	\$0	\$9,488
OAP-1-SD	42" RCP CL III	\$183,300	\$0	\$183,300	\$27,495	\$0	\$210,795
OAP-1-SD	48" RCP CL III	\$159,375	\$0	\$159,375	\$23,906	\$0	\$183,281
OAP-1-SD	48" SD Manhole	\$21,000	\$0	\$21,000	\$3,150	\$0	\$24,150
OAP-1-SD	72" SD Manhole	\$55,500	\$0	\$55,500	\$8,325	\$0	\$63,825
OAP-1-SD	96" SD Manhole	\$30,000	\$0	\$30,000	\$4,500	\$0	\$34,500
OAP-1-SD	Modified Type 'B' DI	\$38,000	\$0	\$38,000	\$5,700	\$0	\$43,700
OAP-1-SD	Type GOL-7 DI	\$12,500	\$0	\$12,500	\$1,875	\$0	\$14,375
<b>Subtotal Oak Avenue Parkway</b>		<b>\$625,925</b>	<b>\$0</b>	<b>\$625,925</b>	<b>\$93,889</b>	<b>\$0</b>	<b>\$719,814</b>
<b>HMB No. 16</b>							
HMB #16	Clearing & Grubbing	\$2,310	\$0	\$2,310	\$347	\$0	\$2,657
HMB #16	Excavation	\$162,478	\$0	\$162,478	\$24,372	\$0	\$186,850
HMB #16	Fine Grade Restoration	\$15,000	\$0	\$15,000	\$2,250	\$0	\$17,250
HMB #16	Basin Keyway / Select Core Backfill	\$40,950	\$0	\$40,950	\$6,143	\$0	\$47,093
HMB #16	Basin Finish Grading	\$8,552	\$0	\$8,552	\$1,283	\$0	\$9,835
HMB #16	12-inch RCP CL-III Storm Drainage Pipeline	\$3,500	\$0	\$3,500	\$525	\$0	\$4,025
HMB #16	54-inch RCP CL-III Storm Drainage Pipeline	\$172,725	\$0	\$172,725	\$25,909	\$0	\$198,634
HMB #16	66-inch RCP CL-III Storm Drainage Pipeline	\$66,000	\$0	\$66,000	\$9,900	\$0	\$75,900
HMB #16	54-inch Storm Drain Outfall Structure	\$95,000	\$0	\$95,000	\$14,250	\$0	\$109,250
HMB #16	66-inch Storm Drain Outfall Structure	\$180,000	\$0	\$180,000	\$27,000	\$0	\$207,000
HMB #16	12" Flared End Section	\$1,650	\$0	\$1,650	\$248	\$0	\$1,898
HMB #16	Type 'F' DI	\$3,850	\$0	\$3,850	\$578	\$0	\$4,428
HMB #16	Outlet Control Structure	\$350,000	\$0	\$350,000	\$52,500	\$0	\$402,500
HMB #16	Reinforced PCC Basin Access Ramp	\$23,625	\$0	\$23,625	\$3,544	\$0	\$27,169
HMB #16	Reinforced PCC Basin Spillway	\$29,000	\$0	\$29,000	\$4,350	\$0	\$33,350
HMB #16	Caltrans Light Rip Rap	\$142,800	\$0	\$142,800	\$21,420	\$0	\$164,220
HMB #16	Caltrans 1/4 Ton Rip Rap	\$26,230	\$0	\$26,230	\$3,935	\$0	\$30,165
HMB #16	Caltrans 1/2 Ton Rip Rap	\$34,185	\$0	\$34,185	\$5,128	\$0	\$39,313
HMB #16	Caltrans 1 Ton Rip Rap	\$38,100	\$0	\$38,100	\$5,715	\$0	\$43,815
HMB #16	4" Schedule 80 Sleeves	\$600	\$0	\$600	\$90	\$0	\$690
HMB #16	6" Schedule 80 Sleeves	\$720	\$0	\$720	\$108	\$0	\$828
HMB #16	Rock Lined Ditch	\$2,500	\$0	\$2,500	\$375	\$0	\$2,875
HMB #16	Subgrade Preparation	\$14,362	\$0	\$14,362	\$2,154	\$0	\$16,516
HMB #16	12-ft. Wide Basin Perimeter Road - 3" AC /8" AB	\$90,318	\$0	\$90,318	\$13,548	\$0	\$103,865
HMB #16	Detention Basin Planting (Hydro-Seeding)	\$12,759	\$0	\$12,759	\$1,914	\$0	\$14,673
<b>Subtotal HMB No. 16</b>		<b>\$1,517,214</b>	<b>\$0</b>	<b>\$1,517,214</b>	<b>\$227,582</b>	<b>\$0</b>	<b>\$1,744,799</b>

**Table B-18**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Toll Brothers at Folsom Ranch Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Construction Cost	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		15%	0%		
<i>Formula</i>	A	B	C = A+B	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Combination Basin No. 5</b>							
Combo # 5	Clearing & Grubbing	\$2,310	\$0	\$2,310	\$347	\$0	\$2,657
Combo # 5	48-inch RCP CL-III Storm Drainage Pipeline	\$611,050	\$0	\$611,050	\$91,658	\$0	\$702,708
Combo # 5	48-inch Storm Drain Outfall Structure	\$80,000	\$0	\$80,000	\$12,000	\$0	\$92,000
Combo # 5	72" SD Manhole	\$60,000	\$0	\$60,000	\$9,000	\$0	\$69,000
Combo # 5	7'x7' Junction Box	\$75,000	\$0	\$75,000	\$11,250	\$0	\$86,250
	<b>Subtotal Combination Basin No. 5</b>	<b>\$828,360</b>	<b>\$0</b>	<b>\$828,360</b>	<b>\$124,254</b>	<b>\$0</b>	<b>\$952,615</b>
	<b>Subtotal Storm Drain</b>	<b>\$4,557,544</b>	<b>\$0</b>	<b>\$4,557,544</b>	<b>\$683,632</b>	<b>\$0</b>	<b>\$5,241,181</b>
<b>Habitat</b>							
	Vernal Pool	\$9,100	\$0	\$9,100	\$0	\$0	\$9,100
	Seasonal Wetland	\$350	\$0	\$350	\$0	\$0	\$350
	Seasonal Wetland Swale	\$15,050	\$0	\$15,050	\$0	\$0	\$15,050
	Foraging Habitat Swainson's Hawk	\$38,857	\$0	\$38,857	\$0	\$0	\$38,857
	<b>Subtotal Habitat</b>	<b>\$63,357</b>	<b>\$0</b>	<b>\$63,357</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,357</b>
	<b>Total Facilities</b>	<b>\$19,113,088</b>	<b>\$0</b>	<b>\$19,113,088</b>	<b>\$2,857,460</b>	<b>\$0</b>	<b>\$21,970,561</b>

*wrsr detail*

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Somps; Toll Brothers; EPS.

Table B-19  
 Folsom Plan Area Specific Plan  
 Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
 CMB Phase 1E Backbone Facilities Reimbursement Analysis

CMB Phase 1E  
 Reimbursement Analysis

Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	East Bidwell Street	HMB No. 8 Ph. 1	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount	-		\$2,124,624		
Remaining Reimbursement Amount [1]	-		\$544,350		
Less SPIF Infrastructure Fee Payments	-		\$0		
<b>Net Remaining Reimbursement Amount</b>	-		<b>\$544,350</b>		
<b>SPIF Facility Cost Estimate [2]</b>					
<b>Phase 1 Roadways</b>					
Rough Grading	\$5,551	\$0	\$5,551	0.3%	\$1,864
Backbone Roadways	\$435,967	\$0	\$435,967	26.9%	\$146,417
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$56,102	\$0	\$56,102	3.5%	\$18,842
Signalized Intersections & Improvements	\$500,719	\$0	\$500,719	30.9%	\$168,163
Open Space Vehicular Access Barrier	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$998,339</b>	<b>\$0</b>	<b>\$998,339</b>	<b>61.6%</b>	<b>\$335,286</b>
<b>Dry Utility System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Potable Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Off-Site Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Sanitary Sewer System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Storm Drain System</b>	\$0	\$622,503	\$622,503	38.4%	\$209,064
<b>Habitat Mitigation [5]</b>	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$998,339</b>	<b>\$622,503</b>	<b>\$1,620,842</b>	<b>100.0%</b>	<b>\$544,350</b>

mic tnhc

Source: SPIF Nexus Study FY 2019-20 Update; MacKay &amp; Soms; EPS.

[1] Remaining reimbursement amount current as of July 15, 2023.

[2] Unless otherwise noted, based on the SPIF Infrastructure cost estimates from the SPIF Nexus Study FY 2019-2020 Update, escalated to 2023-24 dollars.

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**Table B-20**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Gragg Ranch Recovery LLC White Rock Springs Ranch (WRSR) Backbone Facilities Constructer**

SPIF Improvement	SPIF Nexus Study FY 2019-2020 Update Costs							Total
	SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		8.87%		50%	15%	20%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadway Rough Grading</b>								
<i>East Bidwell Street</i>								
EBS 1A-GD	Erosion Control	\$630	\$56	\$685	\$0	\$103	\$137	\$925
EBS 1A-GD	Rough Grade	\$3,148	\$279	\$3,427	\$0	\$514	\$685	\$4,626
<b>Subtotal East Bidwell Street</b>		<b>\$3,777</b>	<b>\$335</b>	<b>\$4,112</b>	<b>\$0</b>	<b>\$617</b>	<b>\$822</b>	<b>\$5,551</b>
<b>Subtotal Backbone Roadway Rough Grading</b>		<b>\$3,777</b>	<b>\$335</b>	<b>\$4,112</b>	<b>\$0</b>	<b>\$617</b>	<b>\$822</b>	<b>\$5,551</b>
<b>Backbone Roadways</b>								
<i>East Bidwell Street</i>								
EBS 2A	East Bidwell - Phase 1A frontage	\$296,627	\$26,311	\$322,938	\$0	\$48,441	\$64,588	\$435,967
EBS 2A	East Bidwell - Phase 1A frontage	\$55,139	\$4,891	\$60,030	\$0	\$9,004	\$12,006	\$81,040
EBS 1B	East Bidwell - Phase 1A frontage	\$188,736	\$16,741	\$205,477	\$0	\$30,822	\$41,095	\$277,394
EBS 1B	East Bidwell - Phase 1A frontage	\$115,726	\$10,265	\$125,991	\$0	\$18,899	\$25,198	\$170,088
<b>Subtotal Backbone Roadways</b>		<b>\$656,229</b>	<b>\$58,207</b>	<b>\$714,436</b>	<b>\$0</b>	<b>\$107,165</b>	<b>\$142,887</b>	<b>\$964,489</b>
<b>City Fiber Optic &amp; Traffic Control</b>								
<i>East Bidwell Street</i>								
EBS 1A	E Bidwell - South end	\$38,171	\$3,386	\$41,557	\$0	\$6,234	\$8,311	\$56,102
EBS 1B	E Bidwell - Phase 1A south frontage	\$59,214	\$5,252	\$64,467	\$0	\$9,670	\$12,893	\$87,030
EBS 2A	E Bidwell - Phase 1A north frontage	\$52,175	\$4,628	\$56,803	\$0	\$8,520	\$11,361	\$76,684
<b>Subtotal City Fiber Optic &amp; Traffic Control</b>		<b>\$149,561</b>	<b>\$13,266</b>	<b>\$162,827</b>	<b>\$0</b>	<b>\$24,424</b>	<b>\$32,565</b>	<b>\$219,816</b>
<b>Signalized Intersections &amp; Improvements</b>								
<i>East Bidwell Street</i>								
EBW & Southpointe	Traffic Signal & Appurtnances (Regency Pkwy)	\$340,684	\$30,219	\$370,903	\$0	\$55,635	\$74,181	\$500,719
<b>Storm Drain</b>								
<i>Hydromodification Basin</i>								
	Hydro-Modification Basin No. 21	\$423,545	\$37,568	\$461,113	\$0	\$69,167	\$92,223	\$622,503
<b>Subtotal Storm Drain</b>		<b>\$423,545</b>	<b>\$37,568</b>	<b>\$461,113</b>	<b>\$0</b>	<b>\$69,167</b>	<b>\$92,223</b>	<b>\$622,503</b>
<b>Total Facilities</b>		<b>\$1,573,795</b>	<b>\$139,596</b>	<b>\$1,713,391</b>	<b>\$0</b>	<b>\$257,009</b>	<b>\$342,678</b>	<b>\$2,313,078</b>

wrsr detail

Source: SPIF Nexus Study FY 2019-20 Update; MacKay & Somp; WRSR; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.  
 [2] Estimate does not include costs for the traffic signals.

**Table B-21  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Russell Ranch Phase 2 Backbone Facilities Reimbursement Analysis**

**Russell Ranch Phase 2  
Reimbursement Analysis**

Item	Phase 2 Construction Plan							Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Empire Ranch Road	Mangini Parkway	Folsom Heights Drive	Sanitary Sewer Lift Station	Hydro-Modification Basin No. 27	Detention Basin No.11				
<b>SPIF Infrastructure Fee Reimbursement</b>										
Initial Reimbursement Amount	-	-	-	-	-	-	-	\$17,357,506		
Remaining Reimbursement Amount [1]	-	-	-	-	-	-	-	\$17,357,506		
Less SPIF Infrastructure Fee Payments	-	-	-	-	-	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	-	-	-	-	-	<b>\$17,357,506</b>		
<b>SPIF Facility Cost Estimate</b>										
<b>Phase 1 Roadways</b>										
Rough Grading	\$963,343	\$0	\$0	\$0	\$0	\$0	\$0	\$963,343	5.6%	\$963,343
Backbone Roadways	\$3,363,909	\$325,237	\$0	\$0	\$0	\$0	\$0	\$3,689,146	21.3%	\$3,689,146
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$109,509	\$0	\$0	\$0	\$0	\$0	\$0	\$109,509	0.6%	\$109,509
Signalized Intersections & Improvements	\$1,027,333	\$0	\$0	\$0	\$0	\$0	\$0	\$1,027,333	5.9%	\$1,027,333
Open Space Vehicular Access Barrier	\$99,917	\$0	\$0	\$0	\$0	\$0	\$0	\$99,917	0.6%	\$99,917
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$5,564,011</b>	<b>\$325,237</b>						<b>\$5,889,248</b>	<b>33.9%</b>	<b>\$5,889,248</b>
<b>Dry Utility System</b>	<b>\$1,284,383</b>	<b>\$30,567</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,314,950</b>	<b>7.6%</b>	<b>\$1,314,950</b>
<b>Potable Water System</b>	<b>\$799,232</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$799,232</b>	<b>4.6%</b>	<b>\$799,232</b>
<b>Off-Site Water System</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>0.0%</b>	<b>\$0</b>
<b>Recycled Water System</b>	<b>\$288,387</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$288,387</b>	<b>1.7%</b>	<b>\$288,387</b>
<b>Sanitary Sewer System</b>	<b>\$419,373</b>	<b>\$0</b>	<b>\$76,047</b>	<b>\$2,571,765</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,067,185</b>	<b>17.7%</b>	<b>\$3,067,185</b>
<b>Storm Drain System</b>	<b>\$2,319,184</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,174,301</b>	<b>\$1,109,301</b>	<b>\$0</b>	<b>\$5,602,786</b>	<b>32.3%</b>	<b>\$5,602,786</b>
<b>Habitat Mitigation</b>	<b>\$395,718</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$395,718</b>	<b>2.3%</b>	<b>\$395,718</b>
<b>Total Phase 2 Costs</b>	<b>\$11,070,288</b>	<b>\$355,804</b>	<b>\$76,047</b>	<b>\$2,571,765</b>	<b>\$2,174,301</b>	<b>\$1,109,301</b>	<b>\$0</b>	<b>\$17,357,506</b>	<b>100.0%</b>	<b>\$17,357,506</b>

mic tnhc

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Somps; MIC; TNHC; EPS.

[1] Reflects reimbursement balance as of July 15, 2023.

**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadway Rough Grading</b>								
<b>Empire Ranch Road</b>								
ERR 1-GD	Mobilization	\$12,770	\$0	\$12,770	\$0	\$1,916	\$0	\$14,686
ERR 1-GD	Clearing & Grubbing	\$5,375	\$0	\$5,375	\$0	\$806	\$0	\$6,181
ERR 1-GD	Tree Removal	\$8,250	\$0	\$8,250	\$0	\$1,238	\$0	\$9,488
ERR 1-GD	Rough Grade Import	\$304,950	\$0	\$304,950	\$0	\$45,743	\$0	\$350,693
ERR 1-GD	Erosion Control	\$2	\$0	\$2	\$0	\$0	\$0	\$2
ERR 2-GD	Mobilization	\$8,760	\$0	\$8,760	\$0	\$1,314	\$0	\$10,074
ERR 2-GD	Clearing & Grubbing	\$3,688	\$0	\$3,688	\$0	\$553	\$0	\$4,241
ERR 2-GD	Rough Grade Import	\$385,200	\$0	\$385,200	\$0	\$57,780	\$0	\$442,980
ERR 2-GD	Erosion Control	\$1	\$0	\$1	\$0	\$0	\$0	\$2
CCO #1	Over Excavation of Unsuitable Material	\$12,417	\$0	\$12,417	\$0	\$1,862	\$0	\$14,279
CCO #2	Plug & Drain Detail	\$96,276	\$0	\$96,276	\$0	\$14,441	\$0	\$110,717
<b>Subtotal Empire Ranch Road</b>		<b>\$837,689</b>	<b>\$0</b>	<b>\$837,689</b>	<b>\$0</b>	<b>\$125,653</b>	<b>\$0</b>	<b>\$963,343</b>
<b>Backbone Roadways</b>								
<b>Empire Ranch Road</b>								
ERR 1-GD	Mobilization	\$48,000	\$0	\$48,000	\$0	\$7,200	\$0	\$55,200
ERR 1-GD	Clearing & Grubbing	\$1,750	\$0	\$1,750	\$0	\$263	\$0	\$2,013
ERR 1-RD	Subgrade Preparation	\$44,049	\$0	\$44,049	\$0	\$6,607	\$0	\$50,657
ERR 1-RD	3" Asphalt Concrete (Type 'B') (598 SF)	\$1,218	\$0	\$1,218	\$0	\$183	\$0	\$1,401
ERR 1-RD	10.5" Aggregate Base (Class 2)(598 SF)	\$1,548	\$0	\$1,548	\$0	\$232	\$0	\$1,780
ERR 1-RD	5.5" Asphalt Concrete (Type 'B')(65,017 SF)	\$243,663	\$0	\$243,663	\$0	\$36,549	\$0	\$280,212
ERR 1-RD	16" Aggregate Base (Class 2)(65,017 SF)	\$256,628	\$0	\$256,628	\$0	\$38,494	\$0	\$295,122
ERR 1-RD	Modified Type 2 Vertical Curb	\$84,420	\$0	\$84,420	\$0	\$12,663	\$0	\$97,083
ERR 1-RD	Modified Type 5 Median Curb	\$64,883	\$0	\$64,883	\$0	\$9,732	\$0	\$74,615
ERR 1-RD	Curb Ramps	\$10,000	\$0	\$10,000	\$0	\$1,500	\$0	\$11,500
ERR 1-RD	Sidewalk with 6" AB	\$76,950	\$0	\$76,950	\$0	\$11,543	\$0	\$88,493
ERR 1-RD	Median Landscaping	\$319,457	\$0	\$319,457	\$0	\$47,919	\$0	\$367,375
ERR 1-RD	Concrete Survey Monument	\$1,250	\$0	\$1,250	\$0	\$188	\$0	\$1,438
ERR 1-RD	Stripping & Signs	\$44,640	\$0	\$44,640	\$0	\$6,696	\$0	\$51,336
ERR 1-RD	Streetlight Conduit & Pull Boxes	\$55,870	\$0	\$55,870	\$0	\$8,381	\$0	\$64,251

**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
ERR 1-RD	Streetlights	\$139,750	\$0	\$139,750	\$0	\$20,963	\$0	\$160,713
ERR 1-RD	Streetlight Service Pedestal	\$12,500	\$0	\$12,500	\$0	\$1,875	\$0	\$14,375
ERR 1-RD	4" Schedule 80 Sleeves	\$6,640	\$0	\$6,640	\$0	\$996	\$0	\$7,636
ERR 1-RD	6" Schedule 80 Sleeves	\$8,300	\$0	\$8,300	\$0	\$1,245	\$0	\$9,545
ERR 1-RD	26.5-ft Pipe Gate	\$9,500	\$0	\$9,500	\$0	\$1,425	\$0	\$10,925
ERR 2-RD	Mobilization	\$30,000	\$0	\$30,000	\$0	\$4,500	\$0	\$34,500
ERR 2-RD	Clearing & Grubbing	\$1,100	\$0	\$1,100	\$0	\$165	\$0	\$1,265
ERR 2-RD	Subgrade Preparation	\$33,329	\$0	\$33,329	\$0	\$4,999	\$0	\$38,328
ERR 2-RD	5.5" Asphalt Concrete (Type 'B')(49,484 SF)	\$185,451	\$0	\$185,451	\$0	\$27,818	\$0	\$213,269
ERR 2-RD	16" Aggregate Base (Class 2)(49,484 SF)	\$195,320	\$0	\$195,320	\$0	\$29,298	\$0	\$224,618
ERR 2-RD	Modified Type 1 Rolled Curb	\$1,176	\$0	\$1,176	\$0	\$176	\$0	\$1,352
ERR 2-RD	Modified Type 2 Vertical Curb	\$64,204	\$0	\$64,204	\$0	\$9,631	\$0	\$73,835
ERR 2-RD	Modified Type 5 Median Curb	\$50,370	\$0	\$50,370	\$0	\$7,556	\$0	\$57,926
ERR 2-RD	Curb Ramps	\$7,500	\$0	\$7,500	\$0	\$1,125	\$0	\$8,625
ERR 2-RD	Sidewalk with 6" AB	\$53,505	\$0	\$53,505	\$0	\$8,026	\$0	\$61,531
ERR 2-RD	Median Landscaping	\$250,851	\$0	\$250,851	\$0	\$37,628	\$0	\$288,479
ERR 2-RD	Concrete Survey Monument	\$1,250	\$0	\$1,250	\$0	\$188	\$0	\$1,438
ERR 2-RD	Stripping & Signs	\$33,306	\$0	\$33,306	\$0	\$4,996	\$0	\$38,302
ERR 2-RD	Streetlight Conduit & Pull Boxes	\$44,400	\$0	\$44,400	\$0	\$6,660	\$0	\$51,060
ERR 2-RD	Streetlights	\$118,250	\$0	\$118,250	\$0	\$17,738	\$0	\$135,988
ERR 2-RD	4" Schedule 80 Sleeves	\$3,600	\$0	\$3,600	\$0	\$540	\$0	\$4,140
ERR 2-RD	6" Schedule 80 Sleeves	\$4,500	\$0	\$4,500	\$0	\$675	\$0	\$5,175
CCO #2	Remove Waddles & DI Protection	\$2,555	\$0	\$2,555	\$0	\$383	\$0	\$2,938
CCO #2	Additional Grading Outside Limits	\$2,822	\$0	\$2,822	\$0	\$423	\$0	\$3,245
CCO #3	AC & AB Trucking Fuel Surcharge	\$17,941	\$0	\$17,941	\$0	\$2,691	\$0	\$20,632
CCO #4	26.5-Ft Pipe Gate	\$9,500	\$0	\$9,500	\$0	\$1,425	\$0	\$10,925
CCO #4	Added Bollards per RFI 17	\$28,000	\$0	\$28,000	\$0	\$4,200	\$0	\$32,200
CCO #4	Added Type III Arrows per RFI 13	\$1,475	\$0	\$1,475	\$0	\$221	\$0	\$1,696
CCO #4	Added Stop Legend per RFI 13	\$225	\$0	\$225	\$0	\$34	\$0	\$259
CCO #4	Replace 24-inch Crosswalk Striping	\$750	\$0	\$750	\$0	\$113	\$0	\$863
CCO #4	Credit for Barricades not Installed	(\$4,960)	\$0	(\$4,960)	\$0	(\$744)	\$0	(\$5,704)
CCO #4	Add Barricades not in Contract	\$6,600	\$0	\$6,600	\$0	\$990	\$0	\$7,590
CCO #4	Add Sidewalk Barricades	\$4,675	\$0	\$4,675	\$0	\$701	\$0	\$5,376
CCO #4	Fix Concrete Damaged By SMUD	\$1,541	\$0	\$1,541	\$0	\$231	\$0	\$1,772

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**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
CCO #5	Additional Grading Outside Limits	\$6,677	\$0	\$6,677	\$0	\$1,002	\$0	\$7,679
CCO #5	Median Work on Rough Horse Way	\$4,465	\$0	\$4,465	\$0	\$670	\$0	\$5,135
CCO #5	AC Driveway	\$20,602	\$0	\$20,602	\$0	\$3,090	\$0	\$23,692
CCO #6	Signing & Stripping per RFI 15 REV1	\$30,324	\$0	\$30,324	\$0	\$4,549	\$0	\$34,873
<b>Subtotal Empire Ranch Road</b>		<b>\$2,642,320</b>	<b>\$0</b>	<b>\$2,642,320</b>	<b>\$0</b>	<b>\$396,348</b>	<b>\$0</b>	<b>\$3,038,672</b>
<b>Mangini Parkway Class 1 Trail</b>								
CL-1 T	Subgrade Preparation	\$22,804	\$0	\$22,804	\$0	\$3,421	\$0	\$26,224
CL-1 T	3" Asphalt Concrete (Type 'B')	\$83,685	\$0	\$83,685	\$0	\$12,553	\$0	\$96,238
CL-1 T	8" Aggregate Base (Class 2)	\$80,960	\$0	\$80,960	\$0	\$12,144	\$0	\$93,104
CL-1 T	4" Decomposed Granite Shoulder	\$81,494	\$0	\$81,494	\$0	\$12,224	\$0	\$93,718
CL-1 T	4" Dashed Yellow Stripe	\$8,841	\$0	\$8,841	\$0	\$1,326	\$0	\$10,167
CL-1 T	Trail Stop Bar & Marking	\$900	\$0	\$900	\$0	\$135	\$0	\$1,035
CL-1 T	10-ft Bike Path (6" PCC/6"AB) Mangini Pkwy	\$4,131	\$0	\$4,131	\$0	\$620	\$0	\$4,751
<b>Subtotal Mangini Parkway Class 1 Trail</b>		<b>\$282,814</b>	<b>\$0</b>	<b>\$282,814</b>	<b>\$0</b>	<b>\$42,422</b>	<b>\$0</b>	<b>\$325,237</b>
<b>Subtotal Backbone Roadways</b>		<b>\$2,925,134</b>	<b>\$0</b>	<b>\$2,925,134</b>	<b>\$0</b>	<b>\$438,770</b>	<b>\$0</b>	<b>\$3,363,909</b>
<b>City Fiber Optic &amp; Traffic Control</b>								
<b>Empire Ranch Road</b>								
ERR 1-FO	Empire Ranch Road (109+70 to 129+30)	\$48,200	\$0	\$48,200	\$0	\$7,230	\$0	\$55,430
ERR 2-FO	Empire Ranch Road (129+30 to 145+60)	\$40,750	\$0	\$40,750	\$0	\$6,113	\$0	\$46,863
FHD 1-FO	Empire Ranch Road (129+30 to 145+60)	\$6,275	\$0	\$6,275	\$0	\$941	\$0	\$7,216
<b>Subtotal Empire Ranch Road</b>		<b>\$95,225</b>	<b>\$0</b>	<b>\$95,225</b>	<b>\$0</b>	<b>\$14,284</b>	<b>\$0</b>	<b>\$109,509</b>
<b>Signalized Intersections &amp; Improvements</b>								
<b>Intx. No 15 - Mangini Parkway and Empire Ranch Road</b>								
MP/ERR	Mobilization	\$22,000	\$0	\$22,000	\$0	\$3,300	\$0	\$25,300
MP/ERR	Clearing & Grubbing	\$775	\$0	\$775	\$0	\$116	\$0	\$891
MP/ERR	Subgrade Preparation	\$29,258	\$0	\$29,258	\$0	\$4,389	\$0	\$33,647
MP/ERR	Grind & Overlay	\$2,226	\$0	\$2,226	\$0	\$334	\$0	\$2,560

**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
MP/ERR	4" Asphalt Concrete (Type 'B')(950 SF)	\$2,589	\$0	\$2,589	\$0	\$388	\$0	\$2,978
MP/ERR	12" Aggregate Base (Class 2)(950 SF)	\$2,812	\$0	\$2,812	\$0	\$422	\$0	\$3,234
MP/ERR	5.5" Asphalt Concrete (Type 'B')(43,255 SF)	\$162,110	\$0	\$162,110	\$0	\$24,316	\$0	\$186,426
MP/ERR	16" Aggregate Base (Class 2)(43,255 SF)	\$170,732	\$0	\$170,732	\$0	\$25,610	\$0	\$196,342
MP/ERR	Modified Type 2 Vertical Curb	\$50,260	\$0	\$50,260	\$0	\$7,539	\$0	\$57,799
MP/ERR	Modified Type 5 Median Curb	\$38,939	\$0	\$38,939	\$0	\$5,841	\$0	\$44,780
MP/ERR	Curb Ramps	\$10,000	\$0	\$10,000	\$0	\$1,500	\$0	\$11,500
MP/ERR	Sidewalk with 6" AB	\$49,433	\$0	\$49,433	\$0	\$7,415	\$0	\$56,847
MP/ERR	Median Landscaping	\$169,311	\$0	\$169,311	\$0	\$25,397	\$0	\$194,708
MP/ERR	Concrete Survey Monument	\$1,250	\$0	\$1,250	\$0	\$188	\$0	\$1,438
MP/ERR	Stripping & Signs	\$29,927	\$0	\$29,927	\$0	\$4,489	\$0	\$34,416
MP/ERR	Streetlight Conduit & Pull Boxes	\$33,300	\$0	\$33,300	\$0	\$4,995	\$0	\$38,295
MP/ERR	Streetlights	\$86,000	\$0	\$86,000	\$0	\$12,900	\$0	\$98,900
MP/ERR	Streetlight Service Pedestal	\$12,500	\$0	\$12,500	\$0	\$1,875	\$0	\$14,375
MP/ERR	2-3" Signal Conduit	\$8,750	\$0	\$8,750	\$0	\$1,313	\$0	\$10,063
MP/ERR	4" Schedule 80 Sleeves	\$4,960	\$0	\$4,960	\$0	\$744	\$0	\$5,704
MP/ERR	6" Schedule 80 Sleeves	\$6,200	\$0	\$6,200	\$0	\$930	\$0	\$7,130
<b>Subtotal Signalized Intersections &amp; Improvements</b>		<b>\$893,331</b>	<b>\$0</b>	<b>\$893,331</b>	<b>\$0</b>	<b>\$134,000</b>	<b>\$0</b>	<b>\$1,027,333</b>
<b>Open Space Vehicular Access Barrier</b>								
<i>Empire Ranch Road</i>								
ERR 1	Empire Ranch Road (109+75 to 129+30)	\$49,644	\$0	\$49,644	\$0	\$7,447	\$0	\$57,091
ERR 2	Empire Ranch Road (129+30 to 145+60)	\$37,240	\$0	\$37,240	\$0	\$5,586	\$0	\$42,826
<b>Subtotal Open Space Vehicular Access Barrier</b>		<b>\$86,884</b>	<b>\$0</b>	<b>\$86,884</b>	<b>\$0</b>	<b>\$13,033</b>	<b>\$0</b>	<b>\$99,917</b>
<b>Class 1 Trail</b>								
<b>Subtotal Class 1 Trail</b>		<b>\$282,814</b>	<b>\$0</b>	<b>\$282,814</b>	<b>\$0</b>	<b>\$42,422</b>	<b>\$0</b>	<b>\$325,237</b>

**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Dry Utilities</b>								
<b>Empire Ranch Road</b>								
ERR 1-DU	Empire Ranch Road (109+75 to 129+30)	\$666,791	\$0	\$666,791	\$0	\$100,019	\$0	\$766,809
ERR 2-DU	Empire Ranch Road (129+30 to 145+60)	\$450,065	\$0	\$450,065	\$0	\$67,510	\$0	\$517,574
<b>Subtotal Empire Ranch Road</b>		<b>\$1,116,855</b>	<b>\$0</b>	<b>\$1,116,855</b>	<b>\$0</b>	<b>\$167,528</b>	<b>\$0</b>	<b>\$1,284,383</b>
<b>Mangini Parkway</b>								
MP 8-DU	Mangini Parkway (Sta 300+25 to Sta 301+30)	\$26,580	\$0	\$26,580	\$0	\$3,987	\$0	\$30,567
<b>Subtotal Dry Utilities</b>		<b>\$1,143,435</b>	<b>\$0</b>	<b>\$1,143,435</b>	<b>\$0</b>	<b>\$171,515</b>	<b>\$0</b>	<b>\$1,314,950</b>
<b>Potable Water</b>								
<b>Empire Ranch Road</b>								
ERR 1-W	8" Water Main PVC C-900 CL235	\$72,384	\$0	\$72,384	\$0	\$10,858	\$0	\$83,242
ERR 1-W	12" Water Main PVC C-900 CL235	\$167,440	\$0	\$167,440	\$0	\$25,116	\$0	\$192,556
ERR 1-W	8" Gate Valve	\$14,250	\$0	\$14,250	\$0	\$2,138	\$0	\$16,388
ERR 1-W	12" Butterfly Valve	\$12,750	\$0	\$12,750	\$0	\$1,913	\$0	\$14,663
ERR 1-W	Fire Hydrant (6" Lead)	\$28,500	\$0	\$28,500	\$0	\$4,275	\$0	\$32,775
ERR 1-W	Fire Hydrant (8" Lead)	\$43,500	\$0	\$43,500	\$0	\$6,525	\$0	\$50,025
ERR 1-W	4" Blow-Off Valve	\$5,250	\$0	\$5,250	\$0	\$788	\$0	\$6,038
ERR 2-W	8" Water Main PVC C-900 CL235	\$28,512	\$0	\$28,512	\$0	\$4,277	\$0	\$32,789
ERR 2-W	12" Water Main PVC C-900 CL235	\$16,510	\$0	\$16,510	\$0	\$2,477	\$0	\$18,987
ERR 2-W	16" Water Main PVC C-905 CL235	\$208,936	\$0	\$208,936	\$0	\$31,340	\$0	\$240,276
ERR 2-W	8" Gate Valve	\$5,700	\$0	\$5,700	\$0	\$855	\$0	\$6,555
ERR 2-W	12" Butterfly Valve	\$8,500	\$0	\$8,500	\$0	\$1,275	\$0	\$9,775
ERR 2-W	16" Butterfly Valve	\$15,000	\$0	\$15,000	\$0	\$2,250	\$0	\$17,250
ERR 2-W	Fire Hydrant (6" Lead)	\$19,000	\$0	\$19,000	\$0	\$2,850	\$0	\$21,850
ERR 2-W	Fire Hydrant (8" Lead)	\$43,500	\$0	\$43,500	\$0	\$6,525	\$0	\$50,025
ERR 2-W	4" Blow-Off Valve	\$5,250	\$0	\$5,250	\$0	\$788	\$0	\$6,038
<b>Subtotal Potable Water</b>		<b>\$694,982</b>	<b>\$0</b>	<b>\$694,982</b>	<b>\$0</b>	<b>\$104,247</b>	<b>\$0</b>	<b>\$799,232</b>

**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Non-Potable Water</b>								
<b><i>Empire Ranch Road</i></b>								
ERR 1-NP	6" Water Main PVC C-900 CL235	\$98,568	\$0	\$98,568	\$0	\$14,785	\$0	\$113,353
ERR 1-NP	8" Water Main PVC C-900 CL235	\$2,112	\$0	\$2,112	\$0	\$317	\$0	\$2,429
ERR 1-NP	6" Gate Valve	\$7,350	\$0	\$7,350	\$0	\$1,103	\$0	\$8,453
ERR 1-NP	8" Gate Valve	\$2,850	\$0	\$2,850	\$0	\$428	\$0	\$3,278
ERR 1-NP	4" Blow-Off Valve	\$4,500	\$0	\$4,500	\$0	\$675	\$0	\$5,175
ERR 1-NP	2" Irrigation Service	\$9,300	\$0	\$9,300	\$0	\$1,395	\$0	\$10,695
ERR 2-NP	8" Water Main PVC C-900 CL235	\$104,640	\$0	\$104,640	\$0	\$15,696	\$0	\$120,336
ERR 2-NP	8" Gate Valve	\$2,850	\$0	\$2,850	\$0	\$428	\$0	\$3,278
ERR 2-NP	2" Irrigation Service	\$18,600	\$0	\$18,600	\$0	\$2,790	\$0	\$21,390
<b>Subtotal Non-Potable Water</b>		<b>\$250,770</b>	<b>\$0</b>	<b>\$250,770</b>	<b>\$0</b>	<b>\$37,616</b>	<b>\$0</b>	<b>\$288,387</b>
<b>Sanitary Sewer</b>								
<b><i>Empire Ranch Road Pipeline</i></b>								
ERR 1-SS	8" Sanitary Sewer Pipe PVC SDR 26	\$110,968	\$0	\$110,968	\$0	\$16,645	\$0	\$127,613
ERR 1-SS	48" Sanitary Sewer Manhole	\$31,500	\$0	\$31,500	\$0	\$4,725	\$0	\$36,225
ERR 1-SS	48" Sanitary Sewer Manhole w/Epoxy	\$16,500	\$0	\$16,500	\$0	\$2,475	\$0	\$18,975
ERR 1-SS	60" Sanitary Sewer Manhole W/Epoxy	\$20,000	\$0	\$20,000	\$0	\$3,000	\$0	\$23,000
ERR 2-SS	8" Sanitary Sewer Pipe PVC SDR 26	\$143,704	\$0	\$143,704	\$0	\$21,556	\$0	\$165,260
ERR 2-SS	48" Sanitary Sewer Manhole	\$42,000	\$0	\$42,000	\$0	\$6,300	\$0	\$48,300
<b>Subtotal Empire Ranch Road</b>		<b>\$364,672</b>	<b>\$0</b>	<b>\$364,672</b>	<b>\$0</b>	<b>\$54,701</b>	<b>\$0</b>	<b>\$419,373</b>
<b><i>Folsom Heights Drive (10+00 to 12+82)</i></b>								
FH 1-SS	8" Sanitary Sewer Pipe PVC SDR 26	\$33,968	\$0	\$33,968	\$0	\$5,095	\$0	\$39,063
FH 1-SS	10" Sanitary Sewer Pipe PVC SDR 26	\$5,160	\$0	\$5,160	\$0	\$774	\$0	\$5,934
FH 1-SS	48" Sanitary Sewer Manhole	\$10,500	\$0	\$10,500	\$0	\$1,575	\$0	\$12,075
FH 1-SS	48" Sanitary Sewer Manhole w/Epoxy	\$16,500	\$0	\$16,500	\$0	\$2,475	\$0	\$18,975
<b>Subtotal Folsom Heights Drive</b>		<b>\$66,128</b>	<b>\$0</b>	<b>\$66,128</b>	<b>\$0</b>	<b>\$9,919</b>	<b>\$0</b>	<b>\$76,047</b>

**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Russell Ranch Sanitary Sewer Lift Station</b>								
ERR 1-SSLS	Lift Station	\$1,957,900	\$0	\$1,957,900	\$0	\$293,685	\$0	\$2,251,585
ERR 1-SSLS	6" Fused PVC C900 DR 25 Force Main	\$187,600	\$0	\$187,600	\$0	\$28,140	\$0	\$215,740
ERR 1-SSLS	6" Fused PVC C900 DR 25 Force Main	\$69,800	\$0	\$69,800	\$0	\$10,470	\$0	\$80,270
ERR 1-SSLS	CO No. 1-Additional Keypad & Dual Goose N	\$1,117	\$0	\$1,117	\$0	\$168	\$0	\$1,285
ERR 1-SSLS	Lupton Excavation CO-SMUD Transformer P	\$19,900	\$0	\$19,900	\$0	\$2,985	\$0	\$22,885
<b>Subtotal Russell Ranch Sanitary Sewer Lift Station</b>		<b>\$2,236,317</b>	<b>\$0</b>	<b>\$2,236,317</b>	<b>\$0</b>	<b>\$335,448</b>	<b>\$0</b>	<b>\$2,571,765</b>
<b>Subtotal Sanitary Sewer</b>		<b>\$2,667,117</b>	<b>\$0</b>	<b>\$2,667,117</b>	<b>\$0</b>	<b>\$400,068</b>	<b>\$0</b>	<b>\$3,067,185</b>
<b>Storm Drain</b>								
<b>Empire Ranch Road Pipeline</b>								
ERR 1-SD	12" RCP CL III Storm Drain Pipeline	\$75,800	\$0	\$75,800	\$0	\$11,370	\$0	\$87,170
ERR 1-SD	18" RCP CL III Storm Drain Pipeline	\$25,320	\$0	\$25,320	\$0	\$3,798	\$0	\$29,118
ERR 1-SD	24" RCP CL III Storm Drain Pipeline	\$15,340	\$0	\$15,340	\$0	\$2,301	\$0	\$17,641
ERR 1-SD	36" RCP CL III Storm Drain Pipeline	\$232,200	\$0	\$232,200	\$0	\$34,830	\$0	\$267,030
ERR 1-SD	42" RCP CL III Storm Drain Pipeline	\$56,000	\$0	\$56,000	\$0	\$8,400	\$0	\$64,400
ERR 1-SD	48" RCP CL III Storm Drain Pipeline	\$260,400	\$0	\$260,400	\$0	\$39,060	\$0	\$299,460
ERR 1-SD	54" RCP CL III Storm Drain Pipeline	\$34,300	\$0	\$34,300	\$0	\$5,145	\$0	\$39,445
ERR 1-SD	Type 'B' Drain Inlet	\$41,850	\$0	\$41,850	\$0	\$6,278	\$0	\$48,128
ERR 1-SD	Type 'GOL-7' Drain Inlet	\$31,400	\$0	\$31,400	\$0	\$4,710	\$0	\$36,110
ERR 1-SD	Type 'F' Drain Inlet	\$16,250	\$0	\$16,250	\$0	\$2,438	\$0	\$18,688
ERR 1-SD	60-inch Storm Drain Manhole	\$30,750	\$0	\$30,750	\$0	\$4,613	\$0	\$35,363
ERR 1-SD	72-inch Storm Drain Manhole	\$69,750	\$0	\$69,750	\$0	\$10,463	\$0	\$80,213
ERR 1-SD	84-inch Storm Drain Manhole	\$20,250	\$0	\$20,250	\$0	\$3,038	\$0	\$23,288
ERR 1-SD	96-inch Storm Drain Manhole	\$33,250	\$0	\$33,250	\$0	\$4,988	\$0	\$38,238
ERR 1-SD	8-ft x 8-ft Junction box	\$55,000	\$0	\$55,000	\$0	\$8,250	\$0	\$63,250
ERR 1-SD	18" Grouted Cobble Outfall Structure	\$40,000	\$0	\$40,000	\$0	\$6,000	\$0	\$46,000
ERR 1-SD	24" Grouted Cobble Outfall Structure	\$40,000	\$0	\$40,000	\$0	\$6,000	\$0	\$46,000
ERR 2-SD	12" RCP CL III Storm Drain Pipeline	\$75,500	\$0	\$75,500	\$0	\$11,325	\$0	\$86,825
ERR 2-SD	15" RCP CL III Storm Drain Pipeline	\$9,870	\$0	\$9,870	\$0	\$1,481	\$0	\$11,351
ERR 2-SD	18" RCP CL III Storm Drain Pipeline	\$15,480	\$0	\$15,480	\$0	\$2,322	\$0	\$17,802

**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
ERR 2-SD	24" RCP CL III Storm Drain Pipeline	\$23,270	\$0	\$23,270	\$0	\$3,491	\$0	\$26,761
ERR 2-SD	30" RCP CL III Storm Drain Pipeline	\$293,300	\$0	\$293,300	\$0	\$43,995	\$0	\$337,295
ERR 2-SD	36" RCP CL III Storm Drain Pipeline	\$29,925	\$0	\$29,925	\$0	\$4,489	\$0	\$34,414
ERR 2-SD	48-inch Storm Drain Manhole	\$13,900	\$0	\$13,900	\$0	\$2,085	\$0	\$15,985
ERR 2-SD	60-inch Storm Drain Manhole	\$51,250	\$0	\$51,250	\$0	\$7,688	\$0	\$58,938
ERR 2-SD	72-inch Storm Drain Manhole	\$27,900	\$0	\$27,900	\$0	\$4,185	\$0	\$32,085
ERR 2-SD	84-inch Storm Drain Manhole	\$20,250	\$0	\$20,250	\$0	\$3,038	\$0	\$23,288
ERR 2-SD	Type 'B' Drain Inlet	\$37,200	\$0	\$37,200	\$0	\$5,580	\$0	\$42,780
ERR 2-SD	Type 'GOL-7' Drain Inlet	\$39,250	\$0	\$39,250	\$0	\$5,888	\$0	\$45,138
ERR 2-SD	Type 'F' Drain Inlet	\$26,000	\$0	\$26,000	\$0	\$3,900	\$0	\$29,900
ERR 2-SD	24" Grouted Cobble Outfall Structure	\$40,000	\$0	\$40,000	\$0	\$6,000	\$0	\$46,000
CCO #2	Remove & Replace 16-inch Pipe	\$14,940	\$0	\$14,940	\$0	\$2,241	\$0	\$17,181
CCO #2	Screened Rock Piles	\$17,701	\$0	\$17,701	\$0	\$2,655	\$0	\$20,356
CCO #2	Handle Excess Underground Spoils	\$203,081	\$0	\$203,081	\$0	\$30,462	\$0	\$233,543
<b>Subtotal Empire Ranch Road</b>		<b>\$2,016,677</b>	<b>\$0</b>	<b>\$2,016,677</b>	<b>\$0</b>	<b>\$302,501</b>	<b>\$0</b>	<b>\$2,319,184</b>
<b>Hydro-modification Basin No. 27</b>								
HMB 27	Mobilization	\$3,710	\$0	\$3,710	\$0	\$557	\$0	\$4,267
HMB 27	Clearing & Grubbing	\$1,563	\$0	\$1,563	\$0	\$234	\$0	\$1,797
HMB 27	Tree Removal	\$24,750	\$0	\$24,750	\$0	\$3,713	\$0	\$28,463
HMB 27	Rough Grade Excavation	\$37,450	\$0	\$37,450	\$0	\$5,618	\$0	\$43,068
HMB 27	Rough Grade Import	\$85,600	\$0	\$85,600	\$0	\$12,840	\$0	\$98,440
HMB 27	Subgrade Preparation	\$17,499	\$0	\$17,499	\$0	\$2,625	\$0	\$20,124
HMB 27	Basin Finish Grading	\$37,200	\$0	\$37,200	\$0	\$5,580	\$0	\$42,780
HMB 27	24" RCP CL III Storm Drain Pipeline	\$2,250	\$0	\$2,250	\$0	\$338	\$0	\$2,588
HMB 27	30" RCP CL III Storm Drain Pipeline	\$65,500	\$0	\$65,500	\$0	\$9,825	\$0	\$75,325
HMB 27	48" RCP CL III Storm Drain Pipeline w/30' C	\$44,175	\$0	\$44,175	\$0	\$6,626	\$0	\$50,801
HMB 27	54" RCP CL III Storm Drain Pipeline	\$284,000	\$0	\$284,000	\$0	\$42,600	\$0	\$326,600
HMB 27	30" Storm Drain Outfall Structure- Drain 'Q'	\$80,000	\$0	\$80,000	\$0	\$12,000	\$0	\$92,000
HMB 27	48" Storm Drain Outfall Structure - Drain 'O'	\$100,000	\$0	\$100,000	\$0	\$15,000	\$0	\$115,000
HMB 27	54" Storm Drain Outfall Structure - Drain 'M'	\$75,000	\$0	\$75,000	\$0	\$11,250	\$0	\$86,250
HMB 27	60-inch Storm Drain Manhole	\$22,500	\$0	\$22,500	\$0	\$3,375	\$0	\$25,875
HMB 27	96-inch Storm Drain Manhole	\$29,500	\$0	\$29,500	\$0	\$4,425	\$0	\$33,925

**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							Total
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
HMB 27	8'x8' Storm Drain Junction Box	\$130,000	\$0	\$130,000	\$0	\$19,500	\$0	\$149,500
HMB 27	9'x9' Storm Drain Junction Box	\$80,000	\$0	\$80,000	\$0	\$12,000	\$0	\$92,000
HMB 27	Detention Basin Outlet Control Structure - La	\$425,000	\$0	\$425,000	\$0	\$63,750	\$0	\$488,750
HMB 27	12-ft Wide Concrete Access Ramp (Conc. Or	\$42,500	\$0	\$42,500	\$0	\$6,375	\$0	\$48,875
HMB 27	12-ft Wide Concrete Access Ramp (AB Only)	\$4,608	\$0	\$4,608	\$0	\$691	\$0	\$5,299
HMB 27	12-ft Wide Basin Access Road (3"AC)	\$51,030	\$0	\$51,030	\$0	\$7,655	\$0	\$58,685
HMB 27	12-ft Wide Basin Access Road (7.5" AB)	\$46,280	\$0	\$46,280	\$0	\$6,942	\$0	\$53,222
HMB 27	Drainage Structure Rim & Frame Top out	\$3,650	\$0	\$3,650	\$0	\$548	\$0	\$4,198
HMB 27	Concrete Spillway (Conc. Only)	\$75,000	\$0	\$75,000	\$0	\$11,250	\$0	\$86,250
HMB 27	Concrete Spillway (AB Only)	\$6,624	\$0	\$6,624	\$0	\$994	\$0	\$7,618
HMB 27	Removable Bollards	\$10,500	\$0	\$10,500	\$0	\$1,575	\$0	\$12,075
HMB 27	Post & Cable Barrier	\$16,604	\$0	\$16,604	\$0	\$2,491	\$0	\$19,095
HMB 27	Rock Lined Swale	\$9,900	\$0	\$9,900	\$0	\$1,485	\$0	\$11,385
HMB 27	Grouted Cobble Overside Ditch	\$20,196	\$0	\$20,196	\$0	\$3,029	\$0	\$23,225
HMB 27	Detention Basin Planting (Hydro-Seeding)	\$3,050	\$0	\$3,050	\$0	\$457	\$0	\$3,507
HMB 27	Erosion Control (Construction SWPPP)	\$26,136	\$0	\$26,136	\$0	\$3,920	\$0	\$30,056
HMB 27	75% Share CCO # 1 Rip Rap at Outfalls & S	\$28,920	\$0	\$28,920	\$0	\$4,338	\$0	\$33,258
<b>Subtotal HMB 27</b>		<b>\$1,890,695</b>	<b>\$0</b>	<b>\$1,890,695</b>	<b>\$0</b>	<b>\$283,604</b>	<b>\$0</b>	<b>\$2,174,301</b>
<b>Storm Drain Detention Basin No. 11</b>								
DB # 11	Mobilization	\$4,160	\$0	\$4,160	\$0	\$624	\$0	\$4,784
DB # 11	Clearing & Grubbing	\$1,750	\$0	\$1,750	\$0	\$263	\$0	\$2,013
DB # 11	Import	\$214,000	\$0	\$214,000	\$0	\$32,100	\$0	\$246,100
DB # 11	Subgrade Preparation	\$4,838	\$0	\$4,838	\$0	\$726	\$0	\$5,564
DB # 11	Basin Finish Grading	\$47,830	\$0	\$47,830	\$0	\$7,175	\$0	\$55,005
DB # 11	12" RCP CL III Storm Drain Pipeline	\$5,100	\$0	\$5,100	\$0	\$765	\$0	\$5,865
DB # 11	48" RCP CL III Storm Drain Pipeline w/60' C	\$122,550	\$0	\$122,550	\$0	\$18,383	\$0	\$140,933
DB # 11	Type 'A' Drain Inlet	\$4,250	\$0	\$4,250	\$0	\$638	\$0	\$4,888
DB # 11	Twin 48-inch Storm Drain Outfall Structure	\$130,000	\$0	\$130,000	\$0	\$19,500	\$0	\$149,500
DB # 11	Detention Basin Outlet Control Structure - La	\$275,000	\$0	\$275,000	\$0	\$41,250	\$0	\$316,250
DB # 11	AC Dike	\$11,966	\$0	\$11,966	\$0	\$1,795	\$0	\$13,761
DB # 11	12-ft Wide Concrete Access Ramp (Conc. Or	\$75,000	\$0	\$75,000	\$0	\$11,250	\$0	\$86,250
DB # 11	12-ft Wide Concrete Access Ramp (AB Only)	\$8,870	\$0	\$8,870	\$0	\$1,331	\$0	\$10,201

**Table B-22**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 2 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
DB # 11	12-ft Wide Basin Access Road (3"AC)	\$9,240	\$0	\$9,240	\$0	\$1,386	\$0	\$10,626
DB # 11	12-ft Wide Basin Access Road (7.5" AB)	\$8,360	\$0	\$8,360	\$0	\$1,254	\$0	\$9,614
DB # 11	Detention Basin Planting (Hydro-Seeding)	\$2,820	\$0	\$2,820	\$0	\$423	\$0	\$3,243
DB # 11	Erosion Control (Construction SWPPP)	\$29,273	\$0	\$29,273	\$0	\$4,391	\$0	\$33,664
DB # 11	25% Share CCO # 1 Rip Rap at Outfalls & S	\$9,600	\$0	\$9,600	\$0	\$1,440	\$0	\$11,040
<b>Subtotal Detention Basin 11</b>		<b>\$964,607</b>	<b>\$0</b>	<b>\$964,607</b>	<b>\$0</b>	<b>\$144,691</b>	<b>\$0</b>	<b>\$1,109,301</b>
<b>Subtotal Storm Drain</b>		<b>\$4,871,978</b>	<b>\$0</b>	<b>\$4,871,978</b>	<b>\$0</b>	<b>\$730,797</b>	<b>\$0</b>	<b>\$5,602,786</b>
<b>Habitat Mitigation</b>								
Seasonal Wetland (Floodplain Mosaic) (0.02 acres)		\$3,000	\$0	\$3,000	\$0	\$450	\$0	\$3,450
Seasonal Wetland (Floodplain Mosaic) (0.27 acres)		\$40,500	\$0	\$40,500	\$0	\$6,075	\$0	\$46,575
Intermittent Drainage (0.07 acres)		\$6,650	\$0	\$6,650	\$0	\$998	\$0	\$7,648
SWHA Credits (45.93 acres)		\$293,952	\$0	\$293,952	\$0	\$44,093	\$0	\$338,045
<b>Subtotal Storm Drain</b>		<b>\$344,102</b>	<b>\$0</b>	<b>\$344,102</b>	<b>\$0</b>	<b>\$51,615</b>	<b>\$0</b>	<b>\$395,718</b>
<b>Total Facilities</b>		<b>\$14,810,647</b>	<b>\$0</b>	<b>\$14,810,647</b>	<b>\$0</b>	<b>\$2,221,597</b>	<b>\$0</b>	<b>\$17,032,269</b>

wrsr detail

Source: SPIF Nexus Study FY 2019-2020 Update; MacKay & Soms; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

[2] Estimate does not include costs for the traffic signals.



**Table B-23  
Folsom Plan Area Specific Plan  
Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment  
Russell Ranch Phase 3 Backbone Facilities Reimbursement Analysis**

**Russell Ranch Phase 3  
Reimbursement Analysis**

Item	Phase 2 Construction Plan						Total	Percentage of Total	Allocation of Remaining Reimburse. Amount
	Scenic Vista Court	Russell Ranch Road	Placerville Road	Westwood Drive	Zone 4 Storage Tank				
<b>SPIF Infrastructure Fee Reimbursement</b>									
Initial Reimbursement Amount							\$1,271,299		
Remaining Reimbursement Amount [1]							\$1,271,299		
Less SPIF Infrastructure Fee Payments							\$0		
<b>Net Remaining Reimbursement Amount</b>							<b>\$1,271,299</b>		
<b>SPIF Facility Cost Estimate [4]</b>									
<b>Phase 1 Roadways</b>									
Rough Grading	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Backbone Roadways	\$199,558	\$71,518	\$0	\$0	\$0	\$0	\$271,076	21.3%	\$271,076
Railroad Crossings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Open Space Vehicular Access Barrier	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$199,558</b>	<b>\$71,518</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$271,076</b>	<b>21.3%</b>	<b>\$271,076</b>
<b>Dry Utility System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Potable Water System</b>	\$0	\$0	\$397,638	\$0	\$130,608	\$0	\$528,246	41.6%	\$528,246
<b>Off-Site Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Sanitary Sewer System</b>	\$0	\$0	\$0	\$364,493	\$0	\$0	\$364,493	28.7%	\$364,493
<b>Storm Drain System</b>	\$0	\$0	\$0	\$107,484	\$0	\$0	\$107,484	8.5%	\$107,484
<b>Habitat Mitigation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$199,558</b>	<b>\$71,518</b>	<b>\$397,638</b>	<b>\$471,977</b>	<b>\$130,608</b>	<b>\$0</b>	<b>\$1,271,299</b>	<b>100.0%</b>	<b>\$1,271,299</b>

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Source: SPIF Nexus Study FY 2019-20 Update; MacKay & Somp; EPS.

[1] Reflects reimbursement balance as of July 15, 2023.

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 3 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadways</b>								
<b>Scenic Vista Court (Sta 34+15 to Sta 36+45)</b>								
SVC-1-RW	Subgrade Preparation	\$11,092	\$0	\$11,092	\$0	\$1,664	\$0	\$12,755
SVC-1-RW	3" AC over 10.5" AB	\$64,511	\$0	\$64,511	\$0	\$9,677	\$0	\$74,188
SVC-1-RW	Mountable Curb & Gutter	\$14,697	\$0	\$14,697	\$0	\$2,205	\$0	\$16,902
SVC-1-RW	Modified Type 2 Vertical Curb & Gutter	\$1,817	\$0	\$1,817	\$0	\$273	\$0	\$2,090
SVC-1-RW	5-Ft Wide Conc. Sidewalk with 6"AB	\$27,433	\$0	\$27,433	\$0	\$4,115	\$0	\$31,547
SVC-1-RW	Street Name Sign on Post	\$450	\$0	\$450	\$0	\$68	\$0	\$518
SVC-1-RW	Stop Sign on Street Name Post	\$450	\$0	\$450	\$0	\$68	\$0	\$518
SVC-1-RW	Streetlights	\$27,300	\$0	\$27,300	\$0	\$4,095	\$0	\$31,395
SVC-1-RW	1-Inch Water Service	\$13,725	\$0	\$13,725	\$0	\$2,059	\$0	\$15,784
SVC-1-RW	2-Inch Irrigation Service	\$6,250	\$0	\$6,250	\$0	\$938	\$0	\$7,188
SVC-1-RW	2 Combination Air/Vacuum Relief Valve	\$5,500	\$0	\$5,500	\$0	\$825	\$0	\$6,325
SVC-1-RW	CCO #1 Item 13: Concrete Materials Price Inc	\$303	\$0	\$303	\$0	\$45	\$0	\$348
	<b>Subtotal Scenic Vista Court</b>	<b>\$173,528</b>	<b>\$0</b>	<b>\$173,528</b>	<b>\$0</b>	<b>\$26,029</b>	<b>\$0</b>	<b>\$199,558</b>
<b>Russell Ranch Road (15+80 to 180+00)</b>								
RRR-RD	Subgrade Preparation	\$4,392	\$0	\$4,392	\$0	\$659	\$0	\$5,051
RRR-RD	3" AC over 10.5" AB	\$24,577	\$0	\$24,577	\$0	\$3,687	\$0	\$28,263
RRR-RD	Modified Type 2 Vertical Curb	\$8,418	\$0	\$8,418	\$0	\$1,263	\$0	\$9,681
RRR-RD	5-Ft Wide Conc. Sidewalk with 6"AB	\$7,293	\$0	\$7,293	\$0	\$1,094	\$0	\$8,387
RRR-RD	Streetlights	\$13,650	\$0	\$13,650	\$0	\$2,048	\$0	\$15,698
RRR-RD	4" Schedule 80 Sleeves	\$2,500	\$0	\$2,500	\$0	\$375	\$0	\$2,875
RRR-RD	6" Schedule 80 Sleeves	\$1,250	\$0	\$1,250	\$0	\$188	\$0	\$1,438
RRR-RD	CCO #1 Item 13: Concrete Materials Price Inc	\$109	\$0	\$109	\$0	\$16	\$0	\$125
	<b>Subtotal Russell Ranch Road</b>	<b>\$62,189</b>	<b>\$0</b>	<b>\$62,189</b>	<b>\$0</b>	<b>\$9,328</b>	<b>\$0</b>	<b>\$71,518</b>
	<b>Subtotal Backbone Roadways</b>	<b>\$235,716</b>	<b>\$0</b>	<b>\$235,716</b>	<b>\$0</b>	<b>\$35,357</b>	<b>\$0</b>	<b>\$271,076</b>

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 3 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		0%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Potable Water</b>								
<b>Placerville Road Corridor (Sta 52+40 to Sta 78+30)</b>								
PRC-4-W	16" Water Main PVC C-905 CL 235	\$201,825	\$0	\$201,825	\$0	\$30,274	\$0	\$232,099
PRC-4-W	16" Butterfly Valves	\$25,000	\$0	\$25,000	\$0	\$3,750	\$0	\$28,750
PRC-4-W	6" Blow-Off Valve	\$5,650	\$0	\$5,650	\$0	\$848	\$0	\$6,498
PRC-4-W	2" Combination Air/Vacuum Relief Valve	\$11,000	\$0	\$11,000	\$0	\$1,650	\$0	\$12,650
PRC-4-W	CCO #1 Item 11: Water Materials Price Increase	\$49,157	\$0	\$49,157	\$0	\$7,374	\$0	\$56,531
PRC-4-W	CCO #1 Item 6: Relocate Existing Fiber Optic	\$53,139	\$0	\$53,139	\$0	\$7,971	\$0	\$61,110
	<b>Subtotal Placerville Road</b>	<b>\$345,771</b>	<b>\$0</b>	<b>\$345,771</b>	<b>\$0</b>	<b>\$51,866</b>	<b>\$0</b>	<b>\$397,638</b>
<b>Zone 4 Storage Tank - Site Preparation &amp; Utility Extensions</b>								
	Mobilization/Demobilization (2% of Total)	\$1,145	\$0	\$1,145	\$0	\$172	\$0	\$1,317
	Clearing & Grubbing	\$422	\$0	\$422	\$0	\$63	\$0	\$485
	Pad Construction (Portion)	\$42,800	\$0	\$42,800	\$0	\$6,420	\$0	\$49,220
	Dry Utility Service	\$4,500	\$0	\$4,500	\$0	\$675	\$0	\$5,175
	1-Inch Metered Water Service	\$1,525	\$0	\$1,525	\$0	\$229	\$0	\$1,754
	2-Inch Non-Potable Irrigation Service	\$6,250	\$0	\$6,250	\$0	\$938	\$0	\$7,188
	Reseeding (Hydro-Seeding)	\$1,764	\$0	\$1,764	\$0	\$265	\$0	\$2,029
	CCO # 1 Item No.4: City Fiber Optic Conduit to Zone 4 Tank Site	\$55,165	\$0	\$55,165	\$0	\$8,275	\$0	\$63,440
	<b>Subtotal Z4 Storage Tank</b>	<b>\$113,571</b>	<b>\$0</b>	<b>\$113,571</b>	<b>\$0</b>	<b>\$17,036</b>	<b>\$0</b>	<b>\$130,608</b>
	<b>Subtotal Potable Water</b>	<b>\$459,342</b>	<b>\$0</b>	<b>\$459,342</b>	<b>\$0</b>	<b>\$68,901</b>	<b>\$0</b>	<b>\$528,246</b>

**Table B-24**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Russell Ranch Phase 3 Backbone Facilities Constructed**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total
<i>Assumption</i>		0.00%		0%	15%	0%	
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Sanitary Sewer</b>							
<i>Westwood Drive (WWD 2-SS) Sanitary Sewer</i>							
WWD 2-SS	8" PVC SDR 26	\$1,800	\$0	\$1,800	\$0	\$270	\$2,070
WWD 2-SS	12" PVC SDR 26	\$134,000	\$0	\$134,000	\$0	\$20,100	\$154,100
WWD 2-SS	60" Sewer Manhole	\$54,000	\$0	\$54,000	\$0	\$8,100	\$62,100
WWD 2-SS	60" Epoxy Lined Sewer Manhole with	\$19,250	\$0	\$19,250	\$0	\$2,888	\$22,138
WWD 2-SS	8" Sewer Mahole Inside Drop Connections	\$7,000	\$0	\$7,000	\$0	\$1,050	\$8,050
WWD 2-SS	Adjust SSMH Rim to Grade	\$14,000	\$0	\$14,000	\$0	\$2,100	\$16,100
WWD 2-SS	CCO #1 Item 7: 100-Yr Storm Repairs	\$51,696	\$0	\$51,696	\$0	\$7,754	\$59,450
WWD 2-SS	CCO # 1 Item 10: Sewer Materials Price Incre	\$13,637	\$0	\$13,637	\$0	\$2,046	\$15,683
WWD 2-SS	Westwood Dr. SS False Bottoms, Re-TV SS	\$21,567	\$0	\$21,567	\$0	\$3,235	\$24,802
<b>Subtotal Sanitary Sewer</b>		<b>\$316,949</b>	<b>\$0</b>	<b>\$316,949</b>	<b>\$0</b>	<b>\$47,542</b>	<b>\$364,493</b>
<b>Storm Drain</b>							
<i>Westwood Drive (WWD 2-SS) Sanitary Sewer</i>							
WWD 2-SD	24" RCP CL III	\$7,360	\$0	\$7,360	\$0	\$1,104	\$8,464
WWD 2-SD	60" RCP CL III	\$5,504	\$0	\$5,504	\$0	\$826	\$6,330
WWD 2-SD	8'x8' Junction Box	\$77,800	\$0	\$77,800	\$0	\$11,670	\$89,470
WWD 2-SD	Adjust Rim to Grade	\$2,800	\$0	\$2,800	\$0	\$420	\$3,220
<b>Subtotal Storm Drain</b>		<b>\$93,464</b>	<b>\$0</b>	<b>\$93,464</b>	<b>\$0</b>	<b>\$14,020</b>	<b>\$107,484</b>
<b>Total Improvements</b>		<b>\$1,105,471</b>	<b>\$0</b>	<b>\$1,105,471</b>	<b>\$0</b>	<b>\$165,821</b>	<b>\$1,271,299</b>

wrsr detail

Source: Mackay and Somp; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

[2] Estimate does not include costs for the traffic signals.

**Table B-25**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Elliott Homes Backbone Facilities Reimbursement Analysis**

**Elliott Homes**  
**Reimbursement Analysis**

Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	Westwood Drive	Zone 4 Storage Tank	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount	-	-	\$1,097,145		
Remaining Reimbursement Amount [1]	-	-	\$1,990,185		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	<b>\$1,990,185</b>		
<b>SPIF Facility Cost Estimate</b>					
<b>Roadways</b>					
Rough Grading	\$0	\$0	\$0	0.0%	\$0
Backbone Roadways	\$382,007	\$0	\$382,007	19.2%	\$382,007
Railroad Crossings	\$215,050	\$0	\$215,050	10.8%	\$215,050
City Fiber Optic & Traffic Control System	\$0	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$0	\$0	\$0	0.0%	\$0
Open Space Vehicular Access Barrier	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$597,057</b>	<b>\$0</b>	<b>\$597,057</b>	<b>30.0%</b>	<b>\$597,057</b>
<b>Dry Utility System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Potable Water System</b>	\$0	\$1,393,128	\$1,393,128	70.0%	\$1,393,128
<b>Off-Site Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Sanitary Sewer System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Storm Drain System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Habitat Mitigation</b>	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$597,057</b>	<b>\$1,393,128</b>	<b>\$1,990,185</b>	<b>100.0%</b>	<b>\$1,990,185</b>

mic thhc

Source: SPIF Nexus Study FY 2019-20 Update; MacKay &amp; Somps; EPS.

[1] Reflects reimbursement balance as of July 15, 2023.

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**Table B-26**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Elliot Homes Backbone Facilities Reimbursement Analysis Detail**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)						Total	
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency		
<i>Assumption</i>		0.00%		50%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Backbone Roadways</b>								
<b>Westwood Drive</b>								
WWD 3-RW	Clearing & Grubbing	\$150	\$0	\$150	\$0	\$23	\$0	\$173
WWD 3-RW	Mountable Curb & Gutter	\$2,162	\$0	\$2,162	\$0	\$324	\$0	\$2,486
WWD 3-RW	Modified Type 2 Vertical Curb	\$12,580	\$0	\$12,580	\$0	\$1,887	\$0	\$14,467
WWD 3-RW	Sidewalk (6" PCC) with 6"AB	\$18,885	\$0	\$18,885	\$0	\$2,833	\$0	\$21,718
WWD 3-RW	Sidewalk Curb Ramps	\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
WWD 3-RW	4" AC over 8.5" AB	\$102,048	\$0	\$102,048	\$0	\$15,307	\$0	\$117,355
WWD 3-RW	2-4" & 2-6" Schedule 80 Sleeves	\$14,040	\$0	\$14,040	\$0	\$2,106	\$0	\$16,146
WWD 3-RW	Sidewalk Barricades	\$7,200	\$0	\$7,200	\$0	\$1,080	\$0	\$8,280
WWD 3-RW	Future RxR Crossing Signal Conduit	\$8,000	\$0	\$8,000	\$0	\$1,200	\$0	\$9,200
WWD 3-RW	Future RxR Crossing Signal Pull Boxes	\$7,525	\$0	\$7,525	\$0	\$1,129	\$0	\$8,654
WWD 3-RW	"No Passing Zone" Centerline Stripe (Detail 2	\$1,804	\$0	\$1,804	\$0	\$271	\$0	\$2,075
WWD 3-RW	"Bike Lane Line" Detail 39	\$775	\$0	\$775	\$0	\$116	\$0	\$891
WWD 3-RW	"Dashed Bike Lane Line" Detail 39A	\$62	\$0	\$62	\$0	\$9	\$0	\$71
WWD 3-RW	12" Stop Limit Line	\$205	\$0	\$205	\$0	\$31	\$0	\$236
WWD 3-RW	24" Stop Limit Line	\$340	\$0	\$340	\$0	\$51	\$0	\$391
WWD 3-RW	Continental Cross Walk	\$1,107	\$0	\$1,107	\$0	\$166	\$0	\$1,273
WWD 3-RW	"Stop Sign" on Post	\$1,640	\$0	\$1,640	\$0	\$246	\$0	\$1,886
WWD 3-RW	"Stop Sign" on Street Name Sign Post	\$155	\$0	\$155	\$0	\$23	\$0	\$178
WWD 3-RW	"Stop Sign" on Streetlight Post	\$285	\$0	\$285	\$0	\$43	\$0	\$328
WWD 3-RW	Removable Bollards	\$12,900	\$0	\$12,900	\$0	\$1,935	\$0	\$14,835
WWD 3-RW	"Do Not Stop of Tracks" Sign on Post	\$820	\$0	\$820	\$0	\$123	\$0	\$943
WWD 3-RW	"Railroad Warning" Sign on Post (W10-1)	\$410	\$0	\$410	\$0	\$62	\$0	\$472
WWD 3-RW	"Railroad Warning" Sign on Post (W10-2)	\$820	\$0	\$820	\$0	\$123	\$0	\$943
WWD 3-RW	"Trail Warning" Sign on Post	\$410	\$0	\$410	\$0	\$62	\$0	\$472
WWD 3-RW	"Arrow" Sign on Trail Warning Sign Post	\$155	\$0	\$155	\$0	\$23	\$0	\$178
WWD 3-RW	"Yield to Peds" Sign on Another Sign Post	\$310	\$0	\$310	\$0	\$47	\$0	\$357
WWD 3-RW	Street Name Sign on Post	\$410	\$0	\$410	\$0	\$62	\$0	\$472
WWD 3-RW	Railroad Crossing Pavement Markings	\$861	\$0	\$861	\$0	\$129	\$0	\$990
WWD 3-RW	Bike Trail "Stop" Pavement Markings	\$203	\$0	\$203	\$0	\$30	\$0	\$233
WWD 3-RW	"Bike Trail" Pavement Marking	\$86	\$0	\$86	\$0	\$13	\$0	\$99
WWD 3-RW	"Stop" Pavement Marking	\$406	\$0	\$406	\$0	\$61	\$0	\$467
WWD 3-RW	Thru/Left Turn Arrow Pavement Marking	\$92	\$0	\$92	\$0	\$14	\$0	\$106
WWD 3-RW	Thru/Right Turn Arrow Pavement Marking	\$166	\$0	\$166	\$0	\$25	\$0	\$191
WWD 3-RW	Right/Left Turn Arrow Pavement Marking	\$166	\$0	\$166	\$0	\$25	\$0	\$191
WWD 3-RW	Traffic Control	\$130,000	\$0	\$130,000	\$0	\$19,500	\$0	\$149,500
<b>Subtotal Backbone Roadways</b>		<b>\$332,178</b>	<b>\$0</b>	<b>\$332,178</b>	<b>\$0</b>	<b>\$49,827</b>	<b>\$0</b>	<b>\$382,007</b>

**Table B-26**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**Elliot Homes Backbone Facilities Reimbursement Analysis Detail**

SPIF Improvement	Construction Make-Up Costs (2023/24\$)							
	Construction Make-Up Costs	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total	
<i>Assumption</i>		0.00%		50%	15%	0%		
<i>Formula</i>	A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F	
<b>Railroad Crossings</b>								
<b>Westwood Drive</b>								
WWD 3-RxR	At-Grade Railroad Crossing (Concrete Track)	\$187,000	\$0	\$187,000	\$0	\$28,050	\$0	\$215,050
<b>Potable Water</b>								
<b>Zone 4 Storage Tank</b>								
Clearing & Grubbing		\$1,386	\$0	\$1,386	\$0	\$208	\$0	\$1,594
Excavation		\$119,625	\$0	\$119,625	\$0	\$17,944	\$0	\$137,569
Basalite Retaining Wall		\$354,220	\$0	\$354,220	\$0	\$53,133	\$0	\$407,353
Top of Retaining Wall Gunite V-Ditch		\$71,100	\$0	\$71,100	\$0	\$10,665	\$0	\$81,765
Rock Lined Drainage Ditch		\$85,470	\$0	\$85,470	\$0	\$12,821	\$0	\$98,291
Rock Lined Overside Drainage Swale (50LF)		\$2,700	\$0	\$2,700	\$0	\$405	\$0	\$3,105
12-inch RCP CL III Storm Drain Pipe		\$24,130	\$0	\$24,130	\$0	\$3,620	\$0	\$27,750
24-inch RCP CL III Storm Drain Pipe		\$6,768	\$0	\$6,768	\$0	\$1,015	\$0	\$7,783
12-inch Storm Drain Flared End Section		\$6,600	\$0	\$6,600	\$0	\$990	\$0	\$7,590
24-inch Storm Drain Flared End Section		\$7,000	\$0	\$7,000	\$0	\$1,050	\$0	\$8,050
Modified Type 'B' Drain Inlet		\$36,600	\$0	\$36,600	\$0	\$5,490	\$0	\$42,090
48-inch Storm Drain Manhole		\$7,500	\$0	\$7,500	\$0	\$1,125	\$0	\$8,625
18-inch DIP CL 350 Water Pipeline w/Cathodic Protection		\$372,600	\$0	\$372,600	\$0	\$55,890	\$0	\$428,490
18-inch Butterfly Valve		\$62,400	\$0	\$62,400	\$0	\$9,360	\$0	\$71,760
3-inch Combination Air/Vacuum Release Valve		\$40,000	\$0	\$40,000	\$0	\$6,000	\$0	\$46,000
Reseeding (Hydro-Seeding)		\$8,316	\$0	\$8,316	\$0	\$1,247	\$0	\$9,563
Erosion Control (Construction SWPPP)		\$5,000	\$0	\$5,000	\$0	\$750	\$0	\$5,750
<b>Subtotal Z4 Storage Tank</b>		<b>\$1,211,415</b>	<b>\$0</b>	<b>\$1,211,415</b>	<b>\$0</b>	<b>\$181,712</b>	<b>\$0</b>	<b>\$1,393,128</b>
<b>Total Facilities</b>		<b>\$1,730,593</b>	<b>\$0</b>	<b>\$1,730,593</b>	<b>\$0</b>	<b>\$259,589</b>	<b>\$0</b>	<b>\$1,990,183</b>

wrsr detail

Source: Mackay and Soms; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

[2] Estimate does not include costs for the traffic signals.

**Table B-27**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC (Mangini Phase 2 Villages 7 & 10)**

**ECIC (Mangini Phase 2)**  
**Reimbursement Analysis**

Item	Phase 2 Construction Plan			Percentage of Total	Allocation of Remaining Reimburse. Amount
	East Bidwell Street	Savannah Parkway	Total		
<b>SPIF Infrastructure Fee Reimbursement</b>					
Initial Reimbursement Amount [1]	-	-	\$3,885,683		
Remaining Reimbursement Amount	-	-	\$6,595,350		
Less SPIF Infrastructure Fee Payments	-	-	\$0		
<b>Net Remaining Reimbursement Amount</b>	-	-	<b>\$6,595,350</b>		
<b>SPIF Facility Cost Estimate [2]</b>					
<b>Phase 1 Roadways</b>					
Rough Grading	\$0	\$913,835	\$913,835	23.9%	\$1,577,546
Backbone Roadways	\$67,335	\$726,086	\$793,421	20.8%	\$1,369,677
Railroad Crossings	\$0	\$0	\$0	0.0%	\$0
City Fiber Optic & Traffic Control System	\$0	\$0	\$0	0.0%	\$0
Signalized Intersections & Improvements	\$0	\$567,309	\$567,309	14.8%	\$979,341
Open Space Vehicular Access Barrier	\$0	\$0	\$0	0.0%	\$0
Off-Site Roadway Improvements	\$0	\$0	\$0	0.0%	\$0
<b>Subtotal Phase 1 Roadways</b>	<b>\$67,335</b>	<b>\$2,207,230</b>	<b>\$2,274,565</b>	<b>59.5%</b>	<b>\$3,926,564</b>
<b>Dry Utility System</b>	\$0	\$384,568	\$384,568	10.1%	\$663,877
<b>Potable Water System</b>	\$0	\$334,938	\$334,938	8.8%	\$578,201
<b>Off-Site Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Recycled Water System</b>	\$0	\$0	\$0	0.0%	\$0
<b>Sanitary Sewer System</b>	\$0	\$214,360	\$214,360	5.6%	\$370,048
<b>Storm Drain System</b>	\$0	\$612,098	\$612,098	16.0%	\$1,056,660
<b>Habitat Mitigation</b>	\$0	\$0	\$0	0.0%	\$0
<b>Total Phase 2 Costs</b>	<b>\$67,335</b>	<b>\$3,753,194</b>	<b>\$3,820,529</b>	<b>100.0%</b>	<b>\$6,595,350</b>

Source: SPIF Nexus Study FY 2019-20 Update; MacKay & Somps; EPS.

[1] Reflects reimbursement balance as of July 15, 2023.

[2] Unless otherwise noted, based on the SPIF Infrastructure cost estimates from the SPIF Nexus Study FY 2019-2020 Update, escalated to 2023-24 dollars.

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**Table B-28**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC (Mangini Phase 2 Villages 7 & 10) Detail**

		SPIF Nexus Study FY 2019-2020 Update Costs						
		SPIF		Escalated	SMUD			
<b>SPIF Improvement</b>		Nexus Study	SPIF	Construction	Contract	Soft Costs	Contingency	Total
		Construction	Escalation	Cost	Cost [1]			
<i>Assumption</i>			8.87%		50%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Backbone Roadway Rough Grading</b>								
<b>Savannah Parkway</b>								
SP 4-GD	Savannah Pkwy Clearing (Phase 2A)	\$7,920	\$703	\$8,623	\$0	\$1,293	\$0	\$9,916
SP 4-GD	Savannah Pkwy Rough Grade (Phase 2A)	\$682,375	\$60,527	\$742,902	\$0	\$111,435	\$0	\$854,337
SP 4-GD	Savannah Pkwy Erosion Control (Phase 2A)	\$39,602	\$3,513	\$43,115	\$0	\$6,467	\$0	\$49,582
<b>Subtotal Savannah Parkway</b>		<b>\$729,898</b>	<b>\$64,742</b>	<b>\$794,639</b>	<b>\$0</b>	<b>\$119,196</b>	<b>\$0</b>	<b>\$913,835</b>
<b>Backbone Roadways</b>								
<b>East Bidwell Street</b>								
EBS 2B	East Bidwell Street (Sta 136+30 to 136+58)	\$22,288	\$1,977	\$24,265	\$0	\$3,640	\$0	\$27,904
EBS 3A	East Bidwell Street (Sta 148+58 to 151+13)	\$31,495	\$2,794	\$34,288	\$0	\$5,143	\$0	\$39,431
<b>Subtotal East Bidwell Street</b>		<b>\$53,782</b>	<b>\$4,770</b>	<b>\$58,553</b>	<b>\$0</b>	<b>\$8,783</b>	<b>\$0</b>	<b>\$67,335</b>
<b>Savannah Parkway</b>								
SP 4	Savannah Parkway (Sta 116+00 to 120+50)	\$313,834	\$27,837	\$341,671	\$0	\$51,251	\$0	\$392,921
CUL 10	Twin 60" culverts	\$185,249	\$16,432	\$201,681	\$0	\$30,252	\$0	\$231,933
CUL 10	Twin 60" culverts Inlet/Outlet Headwalls	\$80,856	\$7,172	\$88,028	\$0	\$13,204	\$0	\$101,232
<b>Subtotal East Bidwell Street</b>		<b>\$579,939</b>	<b>\$51,441</b>	<b>\$631,379</b>	<b>\$0</b>	<b>\$94,707</b>	<b>\$0</b>	<b>\$726,086</b>

**Table B-28**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2023 Adjustment**  
**ECIC (Mangini Phase 2 Villages 7 & 10) Detail**

		SPIF Nexus Study FY 2019-2020 Update Costs						
SPIF Improvement		SPIF Nexus Study Construction	SPIF Escalation	Escalated Construction Cost	SMUD Contract Cost [1]	Soft Costs	Contingency	Total
<i>Assumption</i>			8.87%		50%	15%	0%	
<i>Formula</i>		A	B	C = A+B	D = C*50%	E = C*20%	F = C*10%	G = C+D+E+F
<b>Signalized Intersections and Improvements</b>								
Intx 11	Traffic Signal - E Bidwell & Savannah	\$332,894	\$29,528	\$362,421	\$0	\$54,363	\$0	\$416,785
Intx 12	Westwood & Savannah Surface Improvemen	\$120,227	\$10,664	\$130,891	\$0	\$19,634	\$0	\$150,524
<b>Subtotal Intersections</b>		<b>\$453,120</b>	<b>\$40,192</b>	<b>\$493,312</b>	<b>\$0</b>	<b>\$73,997</b>	<b>\$0</b>	<b>\$567,309</b>
<b>Dry Utilities</b>								
SP 4-DU	Savannah Pkwy	\$214,083	\$18,989	\$233,072	\$116,536	\$34,961	\$0	\$384,568
<b>Subtotal Dry Utilities</b>		<b>\$214,083</b>	<b>\$18,989</b>	<b>\$233,072</b>	<b>\$116,536</b>	<b>\$34,961</b>	<b>\$0</b>	<b>\$384,568</b>
<b>Potable Water System</b>								
SP 4-W	Savannah Pkwy - 18" Zone 3	\$267,521	\$23,729	\$291,251	\$0	\$43,688	\$0	\$334,938
<b>Sanitary Sewer System</b>								
SP 4-SS	Savannah Pkwy - 8"	\$171,214	\$15,187	\$186,400	\$0	\$27,960	\$0	\$214,360
<b>Storm Drain System</b>								
SP 4-SD	Savannah Pkwy - 60" SD	\$488,894	\$43,365	\$532,259	\$0	\$79,839	\$0	\$612,098
<b>Total Facilities</b>		<b>\$2,958,451</b>	<b>\$262,415</b>	<b>\$3,220,865</b>	<b>\$116,536</b>	<b>\$483,130</b>	<b>\$0</b>	<b>\$3,820,529</b>

wrsr detail

Source: SPIF Nexus Study FY 2019-20 Update; MacKay & Soms; WRSR; EPS.

[1] Reflects the estimated cost SMUD will charge for the installation of backbone electrical conductors.

[2] Estimate does not include costs for the traffic signals.

## APPENDIX C:

### Reimbursement Agreement Balances

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Table C-1  
 City of Folsom  
 SPIF Credit/Reimbursement Tracking  
 Infrastructure Reimbursement Agreements Summary (as of July 15, 2023)

Construction Entity	Description	Beginning Balance			Current Balance			Date of Original Agreement	True-Up	
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		Status	Date
Mangini Improvement Company	MIC Only Ph.1 SPIF Backbone Facilities	\$18,733,788	\$2,949,704	\$21,683,492	(\$0)	\$0	(\$0)	6/11/2018	Nexus Study Update	July 2020
	MIC/TNHC Shared Ph. 1 CFD No. 18 Backbone Facilities	\$3,383,460	\$0	\$3,383,460	\$6,759	\$0	\$6,759	5/21/2018	Nexus Study Update	July 2020
	MIC/TNHC Shared Ph. 1 SPIF Backbone Facilities	\$5,966,672	\$4,083,872	\$10,050,544	\$0	\$0	\$0	6/11/2018	Nexus Study Update	July 2020
	Mangini North Phase 1B Backbone	\$0	\$1,296,218	\$1,296,218	\$0	\$0	\$0	10/29/2019	Nexus Study Update	July 2020
Russell Ranch TNHC [1]	MIC/TNHC Shared Ph. 1 CFD No. 18 Backbone Facilities	\$5,025,274	\$0	\$5,025,274	\$0	\$0	\$0	5/21/2018	Nexus Study Update	July 2020
	MIC/TNHC Shared Ph. 1 SPIF Backbone Facilities	\$1,691,731	\$0	\$1,691,731	\$0	\$0	\$0	6/11/2018	Nexus Study Update	July 2020
	TNHC Russell Ranch Ph. 1 Backbone Facilities	NA	NA	\$41,772,206	\$0	\$0	\$0	7/18/2018	Nexus Study Update	July 2020
Lennar Homes of California, Inc. [1]	MIC/TNHC Shared Ph. 1 CFD No. 18 Backbone Facilities	\$686,299	\$0	\$686,299	\$0	\$0	\$0	5/21/2018	Nexus Study Update	July 2020
	MIC/TNHC Shared Ph. 1 SPIF Backbone Facilities	\$501,096	\$0	\$501,096	\$0	\$0	\$0	6/11/2018	Nexus Study Update	July 2020
	TNHC Russell Ranch Ph. 1 Backbone Facilities	\$36,081,804	\$0	\$36,081,804	\$21,542,096	\$0	\$21,542,096	7/18/2018	Nexus Study Update	July 2020
East Carpenter Improvement Company	ECIC/Enclave Shared Costs	\$5,237,338	\$561,794	\$5,799,132	(\$106)	\$0	(\$106)	12/4/2019	True-Up Approved	September 2020
	<i>Mangini Phase 2A, Villages 7 and 10</i>	<i>\$0</i>	<i>\$3,885,683</i>	<i>\$3,885,683</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>4/18/2021</i>	-	-
	<i>Mangini Ranch Phase 2C, Village 3 Backbone</i>	<i>\$0</i>	<i>\$4,722,965</i>	<i>\$4,722,965</i>	<i>\$0</i>	<i>\$4,572,552</i>	<i>\$4,572,552</i>	<i>9/15/2022</i>	-	-
	<i>Mangini Ranch Phase 2C, Village 5 &amp; 6 Backbone</i>	<i>\$0</i>	<i>\$338,940</i>	<i>\$338,940</i>	<i>\$0</i>	<i>\$369,004</i>	<i>\$369,004</i>	<i>9/15/2022</i>	-	-
Eagle Entities (Eagle Commercial, Eagle Office)	TNHC Russell Ranch Ph. 1 Backbone Facilities	\$214,300	\$0	\$214,300	\$0	\$0	\$0	7/18/2018	Nexus Study Update	July 2020
	ECIC/Enclave Shared Costs for Phase 2A Backbone	\$3,292,143	\$1,365,605	\$4,657,748	\$0	\$0	\$0	1/8/2020	True-Up Approved	September 2020
	<i>Parcel 61 and 77 Backbone Facilities</i>	<i>\$15,922,750</i>	<i>\$0</i>	<i>\$15,922,750</i>	<i>\$24,415,437</i>	<i>\$0</i>	<i>\$24,415,437</i>	<i>11/10/2021</i>	2023 SPIF Adjustment	August 2023
	<i>Parcel 85A Backbone Facilities</i>	<i>\$7,286,071</i>	<i>\$825,275</i>	<i>\$8,111,345</i>	<i>\$12,656,078</i>	<i>\$1,433,521</i>	<i>\$14,089,599</i>	<i>5/26/2022</i>	2023 SPIF Adjustment	August 2023
Gragg Ranch Recovery Acquisition	WRSP Backbone Improvements	\$10,999,824	\$0	\$10,999,824	\$0	\$0	\$0	6/25/2019	True Up	July 2020
Arcadian Improvement Company, LLC	Mangini Ranch Phase 1C Backbone	\$6,415,623	\$631,301	\$7,046,924	\$0	\$0	\$0	6/3/2022	-	-
CMB Improvement Company, LLC	Mangini Ranch Phase 2 Village 1+2 Backbone	\$3,752,466	\$4,627,328	\$8,379,794	\$0	\$0	\$0	10/21/2021	-	-
	<i>Mangini Ranch Phase 1E</i>	<i>\$0</i>	<i>\$2,124,624</i>	<i>\$2,124,624</i>	<i>\$0</i>	<i>\$544,350</i>	<i>\$544,350</i>	<i>9/15/2022</i>	-	-
Toll Bros.	<i>Folsom Ranch Backbone Infrastructure</i>	<i>\$7,805,700</i>	<i>\$16,832,948</i>	<i>\$24,638,648</i>	<i>(\$6,100,063)</i>	<i>\$0</i>	<i>(\$6,100,063)</i>	<i>8/16/2021</i>	2023 SPIF Adjustment	August 2023
Town Center South, LLC	Mangini Ranch Phase 3 Village 1-4 Backbone	\$0	\$2,654,679	\$2,654,679	\$0	\$0	\$0	5/18/2022	-	-
Elliot Homes, Inc.	Broadstone Estates Backbone Infrastructure and Zone 4 <sup>1</sup>	\$1,097,145	-	\$1,097,145	\$1,194,462	\$0	\$1,194,462	11/16/2022	-	-

[1] All TNHC Reimbursement balances now assigned to Lennar Homes of California, Inc.  
 [2] Bolded and italicized agreements are those with reimbursements remaining as of the 2023 SPIF Adjustment.

Mangini Improvement Company

Table C-2  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Mangini Improvement Company

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR Compliant	Total	PFR Compliant	Non-PFR Compliant	Total	PFR Compliant	Non-PFR Compliant	Total		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>MIC Only Ph.1 SPIF Backbone Facilities</b>	\$18,733,788	\$2,949,704	\$21,683,492	\$0	\$0	\$0	\$18,733,788	\$2,949,704	\$21,683,492	<b>Mangini Improvement Company</b>	<b>06/11/18</b>
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$18,733,788	\$2,949,704	\$21,683,492	\$0	(\$2,724,792)	(\$2,724,792)	\$18,733,788	\$224,912	\$18,958,700	Taylor Morrison, Ph. 1, V. 2	06/11/18
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$18,733,788	\$224,912	\$18,958,700	\$0	(\$70,000)	(\$70,000)	\$18,733,788	\$154,912	\$18,888,700	Taylor Morrison, Ph. 1, V. 2	06/11/18
Cert. No. 2 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$18,733,788	\$154,912	\$18,888,700	\$0	(\$154,912)	(\$154,912)	\$18,733,788	\$0	\$18,733,788	Lennox, Ph. 1, V. 8	06/11/18
FY 2018-2019 Adjustment [2]		\$18,733,788	\$0	\$18,733,788	\$612,595	\$0	\$612,595	\$19,346,383	\$0	\$19,346,383	Mangini Improvement Company	07/01/19
FY 2019-2020 Adjustment [2]	2.50%	\$19,346,383	\$0	\$19,346,383	\$463,950	\$0	\$463,950	\$19,810,333	\$0	\$19,810,333	Mangini Improvement Company	09/11/19
Cert. No. 3 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$19,810,333	\$0	\$19,810,333	(\$85,200)	\$0	(\$85,200)	\$19,725,133	\$0	\$19,725,133	Tri Pointe Homes, Ph. 1, V. 5	10/08/19
Cert. No. 3 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$19,361,833	\$0	\$19,361,833	(\$3,390,680)	\$0	(\$3,390,680)	\$15,971,153	\$0	\$15,971,153	Taylor Morrison, Ph. 1, V. 6	10/08/19
Cert. No. 4 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$19,276,633	\$0	\$19,276,633	(\$15,020)	\$0	(\$15,020)	\$18,771,613	\$0	\$18,771,613	Taylor Morrison, Ph. 1, V. 6	10/22/19
Cert. No. 4 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$15,885,953	\$0	\$15,885,953	(\$3,156,840)	\$0	(\$3,156,840)	\$12,729,113	\$0	\$12,729,113	Taylor Morrison, Ph. 1, V. 7	10/22/19
Cert. No. 5 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$15,770,933	\$0	\$15,770,933	(\$106,500)	\$0	(\$106,500)	\$15,664,433	\$0	\$15,664,433	Mangini Improvement Company	07/10/20
Cert. No. 5 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$12,614,093	\$0	\$12,614,093	\$281,421	\$0	\$281,421	\$12,895,514	\$0	\$12,895,514	Tri Pointe Homes, Ph. 1, V. 4	07/22/2020
FY 2020-2021 Adjustment [2]		\$12,507,593	\$0	\$12,507,593	(\$85,200)	\$0	(\$85,200)	\$12,422,393	\$0	\$12,422,393	Tri Pointe Homes, Ph. 1, V. 4	07/22/2020
Cert. No. 6 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$12,789,014	\$0	\$12,789,014	\$5,984,717	\$0	\$5,984,717	\$18,773,731	\$0	\$18,773,731	Mangini Improvement Company	July 2020
Cert. No. 6 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$10,275,234	\$0	\$10,275,234	(\$291,705)	\$0	(\$291,705)	\$10,083,529	\$0	\$10,083,529	Mangini Improvement Company	10/28/20
SPIF True-Up	FY 2020-2021 SPIF Nexus Study Update	\$10,190,034	\$0	\$10,190,034	(\$46,053)	\$0	(\$46,053)	\$10,143,981	\$0	\$10,143,981	Mangini Improvement Company	11/19/2020
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement	\$16,174,751	\$0	\$16,174,751	(\$399,584)	\$0	(\$399,584)	\$15,775,167	\$0	\$15,775,167	Creekstone, Ph. 1, V. 10	11/19/2020
Cert. No. 7 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$15,893,046	\$0	\$15,893,046	(\$1,883,062)	\$0	(\$1,883,062)	\$14,010,084	\$0	\$14,010,084	Ph. 1, V. 3	May 2021
Cert. No. 7 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$13,999,984	\$0	\$13,999,984	(\$46,053)	\$0	(\$46,053)	\$13,953,931	\$0	\$13,953,931	Ph. 1, V. 3	May 2021
Cert. No. 8 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$13,953,931	\$0	\$13,953,931	(\$1,612,982)	\$0	(\$1,612,982)	\$12,340,949	\$0	\$12,340,949	Mangini Improvement Company	05/17/22
Cert. No. 8 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$12,340,949	\$0	\$12,340,949	\$399,584	\$0	\$399,584	\$12,740,533	\$0	\$12,740,533	AIC MR P1CV4	7/11/2022
FY 2021-2022 Adjustment [2]	3.25%	\$12,294,895	\$0	\$12,294,895	\$663,663	\$0	\$663,663	\$13,404,196	\$0	\$13,404,196	MIC	7/11/2022
Cert. No. 9 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$12,694,479	\$0	\$12,694,479	(\$1,837,840)	\$0	(\$1,837,840)	\$10,856,639	\$0	\$10,856,639	Van Daele Apartments	
FY 2022-2023 Adjustment [2]	5.54%	\$11,979,471	\$0	\$11,979,471	(\$49,440)	\$0	(\$49,440)	\$10,906,199	\$0	\$10,906,199	Van Daele Apartments	
Cert. No. 10 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$12,643,134	\$0	\$12,643,134	(\$98,208)	\$0	(\$98,208)	\$12,544,926	\$0	\$12,544,926	Van Daele Bungalows (Units 157-160)	
Cert. No. 10 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$10,805,294	\$0	\$10,805,294	(\$4,120)	\$0	(\$4,120)	\$10,801,174	\$0	\$10,801,174	Van Daele Bungalows (Units 157-160)	
Cert. No. 11 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$10,755,854	\$0	\$10,755,854	(\$801,279)	\$0	(\$801,279)	\$9,954,575	\$0	\$9,954,575	TCS Mangini Ranch Ph 3A V1	7/27/2022
Cert. No. 11 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$10,857,646	\$0	\$10,857,646	(\$84,760)	\$0	(\$84,760)	\$10,772,886	\$0	\$10,772,886	TCS Mangini Ranch Ph 3A V2+3	
Cert. No. 12 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$9,852,248	\$0	\$9,852,248	(\$4,429,460)	\$0	(\$4,429,460)	\$5,422,788	\$0	\$5,422,788	TCS Mangini Ranch Ph 3A V4	
Cert. No. 12 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$9,757,488	\$0	\$9,757,488	(\$11,240)	\$0	(\$11,240)	\$9,746,248	\$0	\$9,746,248	TCS Mangini Ranch Ph 3A V4	
Cert. No. 13 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$5,328,028	\$0	\$5,328,028	(\$1,274,238)	\$0	(\$1,274,238)	\$4,053,790	\$0	\$4,053,790	Van Daele Lot 16-Apartments	1/25/2023
Cert. No. 14 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$5,216,788	\$0	\$5,216,788	(\$24,720)	\$0	(\$24,720)	\$5,192,068	\$0	\$5,192,068	Van Daele Lot 16-Apartments	
Cert. No. 15 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$3,942,550	\$0	\$3,942,550	(\$3,917,830)	\$0	(\$3,917,830)	\$0	(\$0)	\$0		
Cert. No. 15 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$3,917,830	\$0	\$3,917,830	\$0	\$0	\$0	(\$0)	\$0	(\$0)		
Cert. No. 15 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		

Table C-2  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Mangini Improvement Company

Mangini Improvement Company

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR Compliant	Total	PFR Compliant	Non-PFR Compliant	Total	PFR Compliant	Non-PFR Compliant	Total		
<b>CFD No. 18 and FPA SPIF Acquisition &amp; Shortfall Agreement</b>	<b>MIC/TNHC Shared Ph. 1 CFD No. 18 Backbone Facilities [1]</b>	\$3,383,460	\$0	\$3,383,460	\$0	\$0	\$0	\$3,383,460	\$0	\$3,383,460	Mangini Improvement Company	05/21/18
	Reimbursements Converted to Set-Aside Fee Credits	\$54,144	\$0	\$54,144	(\$47,740)	\$0	(\$47,740)	\$6,404	\$0	\$6,404	A/C Mangini Ph. 1C Village 3	03/18/22
	FY 2022-2023 Adjustment [2]	\$6,404	\$0	\$6,404	\$355	\$0	\$355	\$6,759	\$0	\$6,759		7/1/2022
	FY 2023-2024 Adjustment [2]	\$6,759	\$0	\$6,759	\$600	\$0	\$600	\$7,359	\$0	\$7,359		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>MIC/TNHC Shared Ph. 1 SPIF Backbone Facilities [1]</b>	\$5,966,672	\$4,083,872	\$10,050,544	\$0	\$0	\$0	\$5,966,672	\$4,083,872	\$10,050,544	Mangini Improvement Company	06/11/18
	Cert. No. 5 to C&T Fee Reimbursements as Credits	\$2,074,800	\$0	\$2,074,800	(\$2,074,800)	\$0	(\$2,074,800)	\$0	\$0	\$0	Tri Pointe Homes, Ph. 1, V. 5	09/11/19
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>Mangini Ranch Ph. 1 Lot 20 Park Site</b>	12.30	-	12.30	0.00	-	0.00	12.30	0.00	12.30	Mangini Improvement Company	06/07/18
	Cert. No. 8 to Transfer Parkland Dedication Acreage Credits	0.21	-	0.21	(0.21)	-	(0.21)	\$0	\$0	\$0	Mangini Ph. 1, V. 3	May 2021
<b>FPA SPIF Fee Reimbursement Agreement (2019 Priority)</b>	<b>Mangini North Phase 1B Backbone</b>	\$0	\$1,296,218	\$1,296,218	\$0	\$0	\$0	\$0	\$1,296,218	\$1,296,218	Mangini Improvement Company	10/29/19
	FY 2020-2021 Adjustment [2]	\$0	\$1,296,218	\$1,296,218	\$0	\$29,165	\$29,165	\$0	\$1,325,383	\$1,325,383	Mangini Improvement Company	07/01/20
	FY 2021-2022 Adjustment [2]	\$0	\$1,325,383	\$1,325,383	\$0	\$43,075	\$43,075	\$0	\$1,368,458	\$1,368,458	Mangini Improvement Company	07/01/21
	FY 2022-2023 Adjustment [2]	\$0	\$1,368,458	\$1,368,458	\$0	\$75,813	\$75,813	\$0	\$1,444,271	\$1,444,271	Mangini Improvement Company	7/1/2022
	Cert. No. 1 to C&T Fee Reimbursements as Credits	\$0	\$1,444,271	\$1,444,271	\$0	(\$630,824)	(\$630,824)	\$0	\$813,447	\$813,447	Mangini Ranch Phase 1E (Lot 18-Apt)	10/5/2022
	Cert. No. 1 to C&T Fee Reimbursements as Credits	\$0	\$813,447	\$813,447	\$0	(\$111,240)	(\$111,240)	\$0	\$702,207	\$702,207	Mangini Ranch Phase 1E (Lot 18-Apt)	10/5/2022
	Cert. No. 2 to C&T Fee Reimbursements as Credits	\$0	\$702,207	\$702,207	\$0	(\$607,447)	(\$607,447)	\$0	\$94,760	\$94,760	MPA (152 MU)	3/9/2023
	Cert. No. 2 to C&T Fee Reimbursements as Credits	\$0	\$94,760	\$94,760	\$0	(\$94,760)	(\$94,760)	\$0	\$0	\$0	MPA (152 MU)	3/9/2023

Source: City of Folsom; EPS.

[1] Reflects 2/3 share of MIC/TNHC Shared Ph. 1 Backbone Facilities construction costs.

[2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-17 for details.

Key:  
C&T - Credit and Transfer

Table C-3  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Russell Ranch TNHC

Russell Ranch TNHC

Agreement	Description	Transactions			Recipient/Destination	Transaction Date
		Beginning Balance	Transaction Amount	End Balance		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2017 Priority)</b>	<b>TNHC Russell Ranch Water Tank Site Dedication [1]</b>	\$597,320	\$0	\$597,320	<b>TNHC Russell Ranch</b>	01/29/19
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$597,320	(\$43,600)	\$553,720	Village 6	01/29/19
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$553,720	(\$53,720)	\$0	Village 6	01/29/19
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>MIC/TNHC Shared Ph.1 Backbone Facilities [2]</b>	\$5,025,274	\$0	\$5,025,274	<b>TNHC Russell Ranch</b>	06/11/18
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$5,025,274	(\$680,939)	\$4,344,335	Village 6	02/19/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$4,344,335	(\$1,705,234)	\$2,639,101	Village 1	03/13/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$2,639,101	(\$52,320)	\$2,586,781	Village 1	03/13/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits (Shortfall)	\$2,586,781	(\$68,894)	\$2,517,887	Village 1	03/13/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits (Shortfall)	\$2,517,887	\$0	\$2,517,887	Village 1	03/13/19
Cert. No. 3 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$2,517,887	(\$861,175)	\$1,656,712	Village 2	03/13/19
Cert. No. 3 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$1,656,712	(\$26,160)	\$1,630,552	Village 2	03/13/19
Cert. No. 4 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$1,630,552	(\$895,622)	\$734,930	Village 3	03/13/19
Cert. No. 4 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$734,930	(\$26,160)	\$708,770	Village 3	03/13/19
Cert. No. 5 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$708,770	(\$206,243)	\$502,527	Village 7	03/13/19
Cert. No. 5 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits (Warranty)	\$502,527	\$0	\$502,527	Village 7	03/13/19
Cert. No. 5 to C&T Fee Reimbursements as Fee Credits [3]	Reimbursements Converted to Infrastructure Fee Credits (Warranty)	\$502,527	\$164,326	\$666,853	TNHC Russell Ranch	07/01/18 (Retroactive)
FY 2018-2019 Adjustment [4] [5]		3.27%	\$666,853	\$16,671	TNHC Russell Ranch	07/01/19
FY 2019-2020 Adjustment [4]		2.50%	\$683,524	\$15,379	TNHC Russell Ranch	07/01/20
FY 2020-2021 Adjustment [4]		2.25%	\$698,903	(\$12,604)	TNHC Russell Ranch	October 2020
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement		\$698,903	(\$12,604)	TNHC Russell Ranch	12/18/20
Assignment and Assumption Agreement [6]	Assignment of Reimbursements to Lennar Homes of California, Inc.		\$686,299	(\$168,299)	Lennar Homes	12/18/20
<b>CFD No. 18 and FPA SPIF Acquisition &amp; Shortfall Agreement</b>	<b>MIC/TNHC Shared Ph. 1 Backbone Facilities [2]</b>	\$1,691,731	\$0	\$1,691,731	<b>TNHC Russell Ranch</b>	06/11/18
Cert. No. 1 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,691,731	(\$87,161)	\$1,604,570	Village 6	02/19/19
Cert. No. 2 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,604,570	(\$149,989)	\$1,454,581	Village 1	03/13/19
Cert. No. 2 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits (Shortfall)	\$1,454,581	(\$6,464)	\$1,448,117	Village 1	03/13/19
Cert. No. 3 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,448,117	(\$80,800)	\$1,367,317	Village 2	03/13/19
Cert. No. 4 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,367,317	(\$84,032)	\$1,283,285	Village 3	03/13/19
Cert. No. 5 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,283,285	(\$83,107)	\$1,200,178	Village 7	03/13/19
Cert. No. 6 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,200,178	(\$143,640)	\$1,056,538	Village 4	03/21/19
Cert. No. 7 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$1,056,538	(\$105,404)	\$951,134	Village 8	03/21/19
Cert. No. 8 to C&T Set-Aside Fee Reimbursements as Set-Aside Fee Credits	Reimbursements Converted to Set-Aside Fee Credits	\$951,134	(\$132,512)	\$818,622	Village 5	03/21/19
FY 2018-2019 Adjustment [4] [5]		3.27%	\$818,622	\$55,320	TNHC Russell Ranch	07/01/18 (Retroactive)
FY 2019-2020 Adjustment [4]		2.50%	\$873,942	\$21,849	TNHC Russell Ranch	07/01/19
FY 2020-2021 Adjustment [4]		2.25%	\$895,791	\$20,155	TNHC Russell Ranch	07/01/20
City Cash Reimbursement	Set-Aside Cash Reimbursement		\$915,946	(\$414,850)	TNHC Russell Ranch	October 2020
Assignment and Assumption Agreement [6]	Assignment of Reimbursements to Lennar Homes of California, Inc.		\$915,946	(\$414,850)	Lennar Homes	12/18/20
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>TNHC Russell Ranch Neighborhood Park, Large Lot 22</b>	5.26	0.00	5.26	<b>TNHC Russell Ranch</b>	07/18/18
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.26	(0.63)	4.63	Village 6	02/19/19
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.63	(0.76)	3.87	Village 1	03/13/19
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits (Shortfall)	3.87	(0.03)	3.84	Village 1	03/13/19
Cert. No. 3 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.84	(0.37)	3.47	Village 2	03/13/19
Cert. No. 4 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.47	(0.38)	3.09	Village 3	03/13/19
Cert. No. 5 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.09	(0.60)	2.49	Village 7	03/13/19
Cert. No. 6 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	2.49	(1.66)	0.83	Village 4	03/21/19
Cert. No. 7 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	0.83	(0.76)	0.07	Village 8	03/21/19
Cert. No. 8 to Transfer Parkland Dedication Acreage Credits [7]	Transfer Parkland Dedication to Credits	\$0	(\$0)	\$0	Village 5	03/21/19

Table C-3  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Russell Ranch TNHC

Russell Ranch TNHC

Agreement	Description	Transactions			Recipient/Destination	Transaction Date
		Beginning Balance	Transaction Amount	End Balance		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>TNHC Russell Ranch Ph. 1 Backbone Facilities [4]</b>	\$41,986,506	(\$214,300)	\$41,772,206	TNHC Russell Ranch	07/18/18
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$41,772,206	(\$970,990)	\$40,801,216	Village 7	03/13/19
Cert. No. 1 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$40,801,216	(\$39,240)	\$40,761,976	Village 7	03/13/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$40,761,976	(\$2,631,462)	\$38,130,514	Village 4	03/21/19
Cert. No. 2 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$38,130,514	(\$74,120)	\$38,056,394	Village 4	03/21/19
Cert. No. 3 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$38,056,394	(\$1,493,076)	\$36,563,318	Village 8	03/21/19
Cert. No. 3 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$36,563,318	(\$52,320)	\$36,510,998	Village 8	03/21/19
Cert. No. 4 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$36,510,998	(\$1,412,327)	\$35,098,671	Village 5	03/21/19
Cert. No. 4 to C&T Fee Reimbursements as Fee Credits	Reimbursements Converted to Public Lands Fee Credits	\$35,098,671	(\$39,240)	\$35,059,431	Village 5	03/21/19
FY 2019-2020 Adjustment [4]	2.50%	\$35,059,431	\$876,486	\$35,935,917	TNHC Russell Ranch	07/01/19
FY 2020-2021 Adjustment [4]	2.25%	\$35,935,917	\$808,558	\$36,744,475	TNHC Russell Ranch	07/01/20
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement	\$36,744,475	(\$662,671)	\$36,081,804	TNHC Russell Ranch	October 2020
Assignment and Assumption Agreement [6]	Assignment of Reimbursements to Lennar Homes of California, Inc.	\$36,081,804	(\$36,081,804)	\$0	Lennar Homes	12/18/20

rr tnhc reimbursements

Source: City of Folsom; TNHC Russell Ranch; Hefner, Stark & Marois, LLP; MacKay & Soms; EPS.

- [1] Based on dedication of 1.37 acre water tank site at \$436,000 per acre.
- [2] Reflects 1/3 share of MIC/TNHC Shared Ph. 1 Backbone Facilities construction costs.
- [3] This Fee Reimbursement represents 10 percent of the original estimated Fee Reimbursement set-aside as security for any required warranty work and is ineligible for conversion to Fee Credits until expiration of the warranty period and completion of any such required warranty work.
- [4] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-17 for details.
- [5] Reflects a retroactive adjustment to the reimbursement balance prior to 7/1/18. These adjustments are based on the following balance amounts:  
MIC/TNHC Share Ph.1 Backbone Facilities (SPIF Infrastructure): \$5,025,274.  
MIC/TNHC Share Ph.1 Backbone Facilities (CFD No. 18/Set-Aside): \$1,691,731.
- [6] Per the Assignment and Assumption Agreement signed December 18, 2020, TNHC Russell Ranch, LLC assigns all outstanding reimbursements associated with the following Reimbursement Agreements:  
- FPA SPIF Reimbursement Agreement - MIC/TNHC Shared Phase 1 Backbone Facilities.  
- CFD No. 18 and FPA SPIF Acquisition & Shortfall Agreement - MIC/TNHC Shared Phase 1 Backbone Facilities.  
- FPA SPIF Fee Reimbursement Agreement - TNHC Russell Ranch Phase 1 Backbone Facilities.
- [7] TNHC exhausts its parkland dedication acreage with the Final Map for Village 5. Therefore, TNHC shall pay for the dedication of 0.53 of parkland acres.



East Carpenter  
Improvement Company

Table C-4  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
East Carpenter Improvement Company (ECIC)

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Fee Reimbursement Agreement (2019 Priority) [1]</b> FY 2022-2023 Adjustment [2]	<b>ECIC/Enclave Shared Costs</b> 5.54%	\$5,237,338 (\$100)	\$561,794 \$0	\$5,799,132 (\$100)	\$0 (\$6)	\$0 \$0	\$0 (\$6)	\$5,237,338 (\$106)	\$561,794 \$0	\$5,799,132 (\$106)	ECIC ECIC	12/04/19 07/01/22
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>Mangini Ranch Phase 2, Lot 14</b>	5.65	-	5.65	0.00	-	0.00	5.65	0.00	5.65	ECIC	12/04/19
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.65	-	5.65	(0.66)	-	(0.66)	4.99	0.00	4.99	Mangini Ph. 2, V. 7	01/08/20
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.99	-	4.99	(0.35)	-	(0.35)	4.64	0.00	4.64	Mangini Ph. 2, V. 8	07/21/20
Cert. No. 3 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.64	-	4.64	(1.07)	-	(1.07)	3.57	0.00	3.57	Mangini Ph. 2, V. 4	07/21/20
Cert. No. 4 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.57	-	3.57	(1.14)	-	(1.14)	2.43	0.00	2.43	Mangini Ph. 2, V. 10	03/25/21
Cert. No. 5 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	2.43	-	2.43	(2.43)	-	(2.43)	0.00	0.00	0.00		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b> 2021 Valuation Update [5]	<b>Transit Corridors, Police, and Fire Station Sites (4.19 Acres) [4]</b>	\$1,754,215	\$0	\$1,754,215	\$0	\$0	\$0	\$1,754,215	\$0	\$1,754,215	ECIC ECIC	03/12/21 07/01/21
Cert. No. 1 to C&T Fee Reimbursements as Credits	Based on \$399,000 per acre	\$1,671,810	\$0	\$1,671,810	\$0	\$0	\$0	\$1,671,810	\$0	\$1,671,810	Mangini Ph. 2C, V. 3 (Beazer)	04/29/22
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$1,671,810	\$0	\$1,671,810	(\$1,623,930)	\$0	(\$1,623,930)	\$47,880	\$0	\$47,880	Mangini Ph. 2C, V. 3	Not Yet Executed
	PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$47,880	\$0	\$47,880	(\$47,880.00)	\$0	(\$47,880)	\$0	\$0	\$0		
<b>FPA SPIF Fee Reimbursement Agreement (2022)</b>	<b>Mangini Phase 2A, Villages 7 and 10</b>	\$0	\$3,885,683	\$3,885,683	\$0	\$0	\$0	\$0	\$3,885,683	\$3,885,683	Mangini Ph. 2C, V. 3 (Beazer)	04/18/21
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$3,885,683	\$3,885,683	\$0	(\$172,123)	(\$172,123)	\$0	\$3,713,560	\$3,713,560	ECIC	04/29/22
2022 Valuation Update	Cost Sharing Mangini Ranch Phase 2 Improvements	\$0	\$3,919,291	\$3,919,291	\$2,511,513	\$0	\$2,511,513	\$2,511,513	\$3,919,291	\$6,430,804	ECIC	07/01/22
Cert. No. 2 Transfer from CMB	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$2,511,513	\$3,919,291	\$6,430,804	\$0	(\$215,700)	(\$215,700)	\$2,511,513	\$3,919,291	\$6,215,104	Spanos Alder Creek Apartments (265 MHD)	
Cert. No. 3 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$2,511,513	\$3,703,591	\$6,215,104	(\$2,511,513)	(\$3,330,792)	(\$5,842,305)	\$0	\$372,799	\$372,799	Spanos Alder Creek Apartments (265 MHD)	
Cert. No. 4 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Public Land Fee Credits	\$0	\$372,799	\$372,799	\$0	(\$144,200)	(\$144,200)	\$0	\$228,599	\$228,599	KB Homes MR P2C V5+6	
Cert. No. 5 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$228,599	\$228,599	\$0	(\$228,599)	(\$228,599)	\$0	\$0	\$0	MPA Apartments (152 MU)	03/09/23
<b>FPA SPIF Fee Reimbursement Agreement (2022)</b>	<b>Mangini Ranch Phase 2C, Village 3 Backbone</b>	\$0	\$4,722,965	\$4,722,965	\$0	\$0	\$0	\$0	\$4,722,965	\$4,722,965	ECIC Phase 2C Village 3	09/15/22
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$0	\$4,722,965	\$4,722,965	\$0	(\$522,954)	\$0	\$0	\$4,200,011	\$4,200,011	MPA Apartments (152 MU)	03/09/23
FY 2023-2024 Adjustment [2]		\$0	\$4,200,011	\$4,200,011	\$0	\$372,541	\$0	\$0	\$4,572,552	\$4,572,552		
<b>FPA SPIF Fee Reimbursement Agreement (2022)</b>	<b>Mangini Ranch Phase 2C, Village 5 &amp; 6 Backbone</b>	\$0	\$338,940	\$338,940	\$0	\$0	\$0	\$0	\$338,940	\$338,940	ECIC Phase 2C Village 5 & 6	09/15/22
FY 2023-2024 Adjustment [2]		\$0	\$338,940	\$338,940	\$0	\$30,064	\$0	\$0	\$369,004	\$369,004		

ecic northshore@fips

Source: City of Folsom; EPS

- [1] Reflects ECIC's share of total costs (\$10,456,880) split between ECIC and Enclave.
- [2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-17 for details.
- [3] Based on a City-confirmed True-Up analysis conducted in September 2020. EPS adjusted and verified the True-Up and split the dollar amount between ECIC and Enclave at approximately 49% and 51%, respectfully. Further, EPS distributed each parties' True-Up share between PFR Compliant and Non-PFR Compliant based on the percentage allocation indicated in the provided True-Up Analysis.
- [4] Includes 1.19 acres for transit corridors, 1.50 acres for fire station and 1.50 acres for police station
- [5] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-18 for land valuation updates.

Key:  
C&T - Credit and Transfer

Table C-5  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Eagle Entities (Eagle Commercial, Eagle Office)

Eagle Entities

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>TNHC Russell Ranch Ph. 1 Backbone Facilities [1]</b>	\$214,300	\$0	\$214,300	\$0	\$0	\$0	\$214,300	\$0	\$214,300	Eagle/Enclave	07/18/18
FY 2019-2020 Adjustment [2]	2.50%	\$214,300	\$0	\$214,300	\$5,356	\$0	\$5,356	\$219,656	\$0	\$219,656	Eagle/Enclave	07/01/19
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$219,656	\$0	\$219,656	(\$219,656)	\$0	(\$219,656)	\$0	\$0	\$0	KB Home (Enclave Builder)	03/23/20
<b>FPA SPIF Fee Reimbursement Agreement (2019 Priority)</b>	<b>ECIC/Enclave Shared Costs for Phase 2A Backbone [3]</b>	\$3,292,143	\$1,365,605	\$4,657,748	\$0	\$0	\$0	\$3,292,143	\$1,365,605	\$4,657,748	Eagle/Enclave	8/18/20
30-Percent Retention for Punch-List/Warranty	Set-Aside until True-Up Process	\$3,292,143	\$1,365,605	\$4,657,748	(\$1,397,324)	\$0	(\$1,397,324)	\$1,894,819	\$1,365,605	\$3,260,424	Eagle/Enclave	01/08/20
Cert. No. 1 to C&T Fee Reimbursements as Credits	Non-PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$1,894,819	\$1,365,605	\$3,260,424	\$0	(\$1,365,605)	(\$1,365,605)	\$1,894,819	\$0	\$1,894,819	KB Home (Enclave Builder)	03/23/20
Cert. No. 1 to C&T Fee Reimbursements as Credits	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$1,894,819	\$0	\$1,894,819	(\$1,021,017)	\$0	(\$1,021,017)	\$873,802	\$0	\$873,802	KB Home (Enclave Builder)	03/23/20
Receive 30-Percent of Retained Costs	PFR Compliant Reimburse. Conv. To Public Lands Fee Credits	\$873,802	\$0	\$873,802	(\$72,420)	\$0	(\$72,420)	\$801,382	\$0	\$801,382	KB Home (Enclave Builder)	03/23/20
FY 2020-2021 Adjustment [2]	Approval from Steve Krahn - June 30, 2020	\$801,382	\$0	\$801,382	\$1,397,324	\$0	\$1,397,324	\$2,198,706	\$0	\$2,198,706	Eagle/Enclave	06/30/20
SPIF True-Up [4]	True-Up Approved by City September 2020	\$2,198,706	\$0	\$2,198,706	\$54,968	\$0	\$54,968	\$2,253,674	\$0	\$2,253,674	Eagle/Enclave	07/01/20
FY 2021-2022 Adjustment [2]	2.25%	\$2,253,674	\$0	\$2,253,674	\$2,347,808	\$1,192,466	\$3,540,274	\$4,801,482	\$1,192,466	\$5,993,948	Eagle/Enclave	September 2020
Cert. No. 2 to Convert & Apply Fee Reimb. as Fee Credits [1]	3.25%	\$4,801,482	\$1,192,466	\$5,993,948	\$149,548	\$38,755	\$188,303	\$4,751,930	\$1,231,221	\$5,983,251	Eagle/Enclave	07/01/21
Cert. No. 3 to Convert & Apply Fee Reimb. as Fee Credits [1]	Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits [1]	\$4,751,930	\$1,231,221	\$5,983,251	(\$4,751,930)	(\$825,106)	(\$5,577,036)	\$0	\$406,115	\$406,115	UC Davis Parcel 85	09/29/21
	Non-PFR Compliant Reimburse. Conv. + Transfer To Infrastructure Fee C	\$0	\$406,115	\$406,115	\$0	(\$406,115)	(\$406,115)	\$0	\$0	\$0	Eagle Shops P2, S1, S2, P3	06/22/22
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2017 Priority)</b>	<b>Enclave/Eagle Booster Pump Station Site (0.48 Ac.) [5]</b>	\$192,587	\$0	\$192,587	\$0	\$0	\$0	\$192,587	\$0	\$192,587	Eagle	11/00/20
2021 Valuation Update [6]	Based on \$369,000 per acre	\$183,540	\$0	\$183,540	\$0	\$0	\$0	\$183,540	\$0	\$183,540	Eagle	07/01/21
Certificate No. 1 to Convert and Apply Fee Reimb. as Fee Credits [1]	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$183,540	\$0	\$183,540	(\$183,540)	\$0	(\$183,540)	\$0	\$0	\$0	UC Davis Parcel 85	09/29/21
<b>FPA SPIF Infrastructure Fee Reimbursement Agreement</b>	<b>Parcel #1 and 77 Backbone Facilities</b>	\$15,922,750	\$0	\$15,922,750	\$0	\$0	\$0	\$15,922,750	\$0	\$15,922,750	Eagle	11/10/21
FY 2022-2023 Adjustment [2]	5.54%	\$15,922,750	\$0	\$15,922,750	\$862,120	\$0	\$862,120	\$16,804,870	\$0	\$16,804,870	Eagle	07/01/22
FY 2023-2024 Adjustment [2]	8.87%	\$16,804,870	\$0	\$16,804,870	\$1,490,592	\$0	\$1,490,592	\$18,295,462	\$0	\$18,295,462	Eagle	07/01/23
Construction True-Up	August 2023 SPIF Adjustment	\$18,295,462	\$0	\$18,295,462	\$0	\$0	\$0	\$24,416,437	\$0	\$24,416,437	Eagle	August 2023
<b>FPA SPIF Infrastructure Fee Reimbursement Agreement</b>	<b>Parcel #5A Backbone Facilities</b>	\$7,286,071	\$825,275	\$8,111,346	\$0	\$0	\$0	\$7,286,071	\$825,275	\$8,111,346	Eagle	05/26/22
Certificate No. 1 to Convert and Apply Fee Reimb. as Fee Credits	Non-PFR Compliant Reimburse. Conv. + Transfer To Infrastructure Fee C	\$7,286,071	\$825,275	\$8,111,346	\$0	(\$148,274)	(\$148,274)	\$7,286,071	\$677,001	\$7,963,071	Eagle Shops P2, S1, S2, P3	07/01/22
Certificate No. 1 to Convert and Apply Fee Reimb. as Fee Credits	Non-PFR Compliant Reimburse. Conv. + Transfer To Public Lands Fee C	\$7,286,071	\$677,001	\$7,963,071	\$0	(\$12,560)	(\$12,560)	\$7,286,071	\$664,441	\$7,950,511	Eagle Shops P2, S1, S2, P3	07/01/22
FY 2022-2023 Adjustment [2]	5.54%	\$7,286,071	\$664,441	\$7,950,511	\$403,648	\$36,810	\$440,458	\$7,689,719	\$701,251	\$8,390,969	Eagle	07/01/22
FY 2023-2024 Adjustment [2]	8.87%	\$7,689,719	\$701,251	\$8,390,969	\$682,078	\$62,201	\$744,279	\$8,371,797	\$763,451	\$9,135,248	Eagle	07/01/23
Construction True-Up	August 2023 SPIF Adjustment	\$8,371,797	\$763,451	\$9,135,248	\$0	\$0	\$0	\$12,086,078	\$1,433,021	\$14,069,099	Eagle	August 2023

Source: City of Folsom, EPS.

[1] Reflects Enclave's share of FY 2018-2019 total costs (\$41,966,506) split between TNHC Russell Ranch LLC and Enclave.  
 [2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-17 for details.  
 [3] Reflects Enclave's share of FY 2019-2020 total costs (\$10,456,880) split between ECIC and Enclave.  
 [4] Based on a City-confirmed True-Up analysis conducted in September 2020.  
 [5] Enclave/Eagle Booster Pump Station Site initial reimbursement is based on a per-acre value of \$418,857.  
 [6] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-18 for land valuation updates.

Key:  
C&T - Credit and Transfer

Table C-8  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Gragg Ranch Recovery Acquisition

Gragg Ranch

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Fee Reimbursement Agreement</b>	<b>WRSP Backbone Improvements</b>	\$10,999,824	\$0	\$10,999,824	\$0	\$0	\$0	\$10,999,824	\$0	\$10,999,824	Gragg Ranch Recovery Acquisition LLC	06/25/19
Cert No. 1 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$10,999,824	\$0	\$10,999,824	(\$1,269,990)	\$0	(\$1,269,990)	\$9,729,834	\$0	\$9,729,834	WRSP Village 1	07/11/19
Cert No. 1 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$9,729,834	\$0	\$9,729,834	(\$89,460)	\$0	(\$89,460)	\$9,640,374	\$0	\$9,640,374	WRSP Village 1	07/11/19
Cert No. 1B to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$9,640,374	\$0	\$9,640,374	(\$818,440)	\$0	(\$818,440)	\$8,821,934	\$0	\$8,821,934	WRSP Village 1B	07/11/19
Cert No. 1B to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$8,821,934	\$0	\$8,821,934	(\$25,560)	\$0	(\$25,560)	\$8,796,374	\$0	\$8,796,374	WRSP Village 1B	07/11/19
Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$8,796,374	\$0	\$8,796,374	(\$3,017,568)	\$0	(\$3,017,568)	\$5,778,806	\$0	\$5,778,806	WRSP Village 8 & 9	09/24/19
Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$5,778,806	\$0	\$5,778,806	(\$85,200)	\$0	(\$85,200)	\$5,693,606	\$0	\$5,693,606	WRSP Village 8 & 9	09/24/19
Cert No. 3 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$5,693,606	\$0	\$5,693,606	(\$2,537,512)	\$0	(\$2,537,512)	\$3,156,094	\$0	\$3,156,094	WRSP Village 2 & 3	2019 Q4
Cert No. 3 to Convert & Apply Fee Reimb. as Fee Credits	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$3,156,094	\$0	\$3,156,094	(\$80,940)	\$0	(\$80,940)	\$3,075,154	\$0	\$3,075,154	WRSP Village 2 & 3	2019 Q4
Cert No. 4 to Convert & Apply Fee Reimb. as Fee Credits [1]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$3,075,154	\$0	\$3,075,154	(\$3,075,154)	\$0	(\$3,075,154)	\$0	\$0	\$0	WRSP Villages 4, 5, 6, 7	2019 Q4
<b>FPA SPIF Public Facility Land Dedication Reimb. Agreement</b>	<b>Zone 3 Water Tank Site (Carr Trust) (3.40 Acres)</b>	\$1,448,400	\$0	\$1,448,400	\$0	\$0	\$0	\$1,448,400	\$0	\$1,448,400	Gragg Ranch Recovery Acquisition LLC	06/25/19
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Public Lands Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$1,448,400	\$0	\$1,448,400	(\$1,448,400)	\$0	(\$1,448,400)	\$0	\$0	\$0	WRSP Village 1	07/11/19
					<i>Acres</i>							
<b>FPA SPIF Parkland Dedication Credit Agreement</b>	<b>WRSP Lot 11 (5.50 Acres)</b>	5.50	-	5.50	0.00	-	0.00	5.50	0.00	5.50	Gragg Ranch Recovery Acquisition LLC	06/25/19
Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	5.50	-	5.50	(1.36)	-	(1.36)	4.14	0.00	4.14	WRSP Village 1	07/11/19
Cert. No. 1B to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	4.14	-	4.14	(0.41)	-	(0.41)	3.73	0.00	3.73	WRSP Village 1B	07/11/19
Cert. No. 2 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	3.73	-	3.73	(1.26)	-	(1.26)	2.47	0.00	2.47	WRSP Villages 8 & 9	09/24/19
Cert. No. 3 to Transfer Parkland Dedication Acreage Credits	Transfer Parkland Dedication to Credits	2.47	-	2.47	(1.18)	-	(1.18)	1.29	0.00	1.29	WRSP Villages 2 & 3	2019 Q4
Cert. No. 4 to Transfer Parkland Dedication Acreage Credits [2]	Transfer Parkland Dedication to Credits	1.29	-	1.29	(1.29)	-	(1.29)	0.00	0.00	0.00	WRSP Villages 4, 5, 6, 7	2019 Q4

gragg reimbursements

Source: City of Folsom; EPS.

Key:  
Reimb. - Reimbursement

[1] WRSR exhausts its SPIF Infrastructure Fee reimbursement with the Final Map for Villages 4 to 7. Therefore, WRSR will need to pay \$993,914 in SPIF Infrastructure Fees and \$132,060 in SPIF Public Facility Land Equalization Fees. See the enclosed SPIF calculation packet for Villages 4 to 7 for details.  
[2] WRSR exhausts its parkland dedication acreage with the Final Map for Villages 4 to 7. Therefore, WRSR will need to pay for the dedication of 0.68 parkland acres.

**Table C-7**  
**City of Folsom**  
**SPIF Credit/Reimbursement Tracking**  
**City of Folsom**

City of Folsom

Agreement	Description	Transactions			Recipient/Destination	Transaction Date
		Beginning Balance	Transaction Amount	End Balance		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority) [1]</b>	<b>Water Treatment Plant &amp; Other Water Improvements</b>	\$1,860,973	\$0	<b>\$1,860,973</b>	<b>City of Folsom</b>	<b>July 2020</b>
City Cash Reimbursement	SPIF Infrastructure Fee Cash Reimbursement	\$1,860,973	(\$26,934)	<b>\$1,834,039</b>	City of Folsom	October 2020
FY 2021-2022 Adjustment [2]	3.25%	\$1,834,039	\$59,606	<b>\$1,893,645</b>	City of Folsom	07/01/21
FY 2022-2023 Adjustment [2]	5.54%	\$1,893,645	\$104,908	<b>\$1,998,553</b>	City of Folsom	07/01/22
FY 2023-2024 Adjustment [2]	8.87%	\$1,998,553	\$177,272	<b>\$2,175,825</b>	City of Folsom	07/01/23

*city reimbursements*

Source: City of Folsom; EPS.

- [1] As described in the SPIF Nexus Study FY 2020-2021 Update, the City incurred costs to improve and expand water treatment plant and water conveyance facilities to accommodate new citywide growth, including growth expected in the FPASP. The SPIF Fee Program originally included approximately \$7.7 million of existing water system costs the City invested in recent years. The City requested that the City's past investments in the existing water system be allocated to the remaining FPASP land uses and charged as a Set-Aside Fee so the City can more efficiently recover its past water system investments. The amount shown in the beginning balance reflects the proportion of SPIF credits that have been executed through July 15, 2020 which the City has executed a SPIF Fee Program Reimbursement to be reimbursed by FPASP developers and builders through the SPIF Fee Program.
- [2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-17 for details.

Table C-8  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Folsom Real Estate South, LLC (FRES)

Folsom Real Estate South

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<i>Acres</i>												
FPA SPIF Parkland Dedication Credit Agreement Cert. No. 17 to Transfer Parkland Dedication Acreage Credits	Mangini Ranch Phase 2, Lot 13 Community Park East Transfer Parkland Dedication to Credits	26.19	-	26.19	0.00	-	0.00	26.19	0.00	26.19	FRES MPA Apartments (152 MU Units)	04/12/21 03/09/23
		0.07	-	0.07	(0.07)	-	(0.07)	0.00	0.00	0.00		
FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)	Transit Corridor Dedication (0.61 Acres)	\$255,387	\$0	\$255,387	\$0	\$0	\$0	\$255,387	\$0	\$255,387	FRES	03/12/21
2021 Valuation Update [1]	Based on \$399,000 per acre	\$243,390	\$0	\$243,390	\$0	\$0	\$0	\$243,390	\$0	\$243,390	FRES	07/01/21
2022 Valuation Update [1]	Based on \$412,000 per acre	\$251,320	\$0	\$251,320	\$0	\$0	\$0	\$251,320	\$0	\$251,320	FRES	07/01/22
2023 Valuation Update [1]	Based on \$426,667 per acre	\$260,267	\$0	\$260,267	\$0	\$0	\$0	\$260,267	\$0	\$260,267	FRES	07/01/23
<i>Acres</i>												
FPA SPIF Parkland Dedication Credit Agreement Cert. No. 1 to Transfer Parkland Dedication Acreage Credits	Mangini Ranch Phase 3, Lot 10 Neighborhood Park Transfer Parkland Dedication to Credits	11.05	-	11.05	0.00	-	0.00	11.05	0.00	11.05	FRES MPA Apartments (152 MU Units)	12/09/22 03/09/23
		11.05	-	11.05	(1.40)	-	(1.40)	9.65	0.00	9.65		

fees reimbursements

Source: City of Folsom; EPS.

[1] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-17 for details.

Key:  
C&T - Credit and Transfer

Lennar Homes

Table C-9  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Lennar Homes of California, Inc.

Agreement	Description	Transactions									Recipient/Destination	Transaction Date	
		Beginning Balance			Transaction Amount			End Balance					
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total			
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>MIC/TNHC Shared Ph.1 Backbone Facilities</b>												
Assignment and Assumption Agreement [1]	Assignment of Reimbursements from The New Home Company	\$686,299	\$0	\$686,299	\$0	\$0	\$0	\$686,299	\$0	\$686,299	Lennar Homes	12/18/20	
FY 2021-2022 Adjustment [2]	3.25%	\$686,299	\$0	\$686,299	\$22,305	\$0	\$22,305	\$708,604	\$0	\$708,604	Lennar Homes	07/01/21	
Cert No. 6 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$708,604	\$0	\$708,604	(\$708,604)	\$0	(\$708,604)	\$0	\$0	\$0	RR Ph. 3 V3A (45 SF/87 SFHD)	09/23/21	
<b>CFD No. 18 and FPA SPIF Acquisition &amp; Shortfall Agreement</b>	<b>MIC/TNHC Shared Ph. 1 Backbone Facilities [2]</b>												
Assignment and Assumption Agreement [1]	Assignment of Reimbursements from The New Home Company	\$501,096	\$0	\$501,096	\$0	\$0	\$0	\$501,096	\$0	\$501,096	Lennar Homes	12/18/20	
FY 2021-2022 Adjustment [2]	3.25%	\$501,096	\$0	\$501,096	\$16,286	\$0	\$16,286	\$517,382	\$0	\$517,382	Lennar Homes	07/01/21	
Cert. No. 9 to Convert & Apply Set-Aside Fee Reimbursements as Credit	Reimbursements Converted to Set-Aside Fee Credits	\$517,382	\$0	\$517,382	(\$348,288)	\$0	(\$348,288)	\$169,094	\$0	\$169,094	Lennar Homes of California, Inc.	09/23/21	
Cert. No. 10 to Convert & Apply Set-Aside Fee Reimbursements as Credit	Reimbursements Converted to Set-Aside Fee Credits	\$169,094	\$0	\$169,094	(\$169,094)	\$0	(\$169,094)	\$0	\$0	\$0	Lennar Homes of California, Inc.		
<b>FPA SPIF Fee Reimbursement Agreement (2017 Priority)</b>	<b>TNHC Russell Ranch Ph. 1 Backbone Facilities [4]</b>												
Assignment and Assumption Agreement [1]	Assignment of Reimbursements from The New Home Company	\$36,081,804	\$0	\$36,081,804	\$0	\$0	\$0	\$36,081,804	\$0	\$36,081,804	Lennar Homes	12/18/20	
FY 2021-2022 Adjustment [2]	3.25%	\$36,081,804	\$0	\$36,081,804	\$1,172,659	\$0	\$1,172,659	\$37,254,463	\$0	\$37,254,463	Lennar Homes	07/01/21	
Cert No. 5 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$37,254,463	\$0	\$37,254,463	(\$4,103,213)	\$0	(\$4,103,213)	\$33,151,250	\$0	\$33,151,250	RR Ph. 3 V3A (45 SF/87 SFHD)	09/23/21	
Cert No. 5 to Convert & Apply Fee Reimb. as Fee Credits [3] [4]	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$33,151,250	\$0	\$33,151,250	(\$119,700)	\$0	(\$119,700)	\$33,031,550	\$0	\$33,031,550	RR Ph. 3 V3A (45 SF/87 SFHD)	09/23/21	
Cert No. 6 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$33,031,550	\$0	\$33,031,550	(\$4,136,495)	\$0	(\$4,136,495)	\$28,895,055	\$0	\$28,895,055	RR Ph. 3 V3B (65 SF/55SFHD)	10/25/21	
Cert No. 6 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$28,895,055	\$0	\$28,895,055	(\$99,750)	\$0	(\$99,750)	\$28,795,305	\$0	\$28,795,305	RR Ph. 3 V3B (65 SF/55SFHD)	10/25/21	
FY 2022-2023 Adjustment [2]	5.54%	\$28,795,305	\$0	\$28,795,305	\$1,595,260	\$0	\$1,595,260	\$30,390,565	\$0	\$30,390,565	Lennar Homes	07/01/22	
Cert No. 7 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$30,390,565	\$0	\$30,390,565	(\$7,942,480)	\$0	(\$7,942,480)	\$22,448,085	\$0	\$22,448,085	RR Ph 2 V 1,2,+4 (208 SFHD)	07/19/22	
Cert No. 7 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$22,448,085	\$0	\$22,448,085	(\$197,760)	\$0	(\$197,760)	\$22,250,325	\$0	\$22,250,325	RR Ph 2 V 1,2,+4 (208 SFHD)	07/19/22	
Cert No. 7 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Infrastructure Fee Credits	\$22,250,325	\$0	\$22,250,325	(\$2,405,655)	\$0	(\$2,405,655)	\$19,844,670	\$0	\$19,844,670	RR Ph 2 V 3 (63 SFHD)	07/19/22	
Cert No. 7 to Convert & Apply Fee Reimb. as Fee Credits [3]	SPIF Fee Reimb. Converted/Applied to Public Lands Fee Credits	\$19,844,670	\$0	\$19,844,670	(\$57,680)	\$0	(\$57,680)	\$19,786,990	\$0	\$19,786,990	RR Ph 2 V 3 (63 SFHD)	07/19/22	
FY 2023-2024 Adjustment [2]	8.87%	\$19,786,990	\$0	\$19,786,990	\$1,755,106	\$0	\$1,755,106	\$21,542,096	\$0	\$21,542,096	Lennar Homes	07/01/23	

lennar reimbursement

Source: City of Folsom; EPS.

Note: Russell Ranch Phase 2 and 3 Reimbursement Agreements have not been submitted at the time of the August 2023 SPIF Adjustment. These agreements are to be for \$17,357,506 and \$1,271,299, respectively (2023/24\$).

- [1] Per the Assignment and Assumption Agreement signed December 18, 2020, TNHC Russell Ranch, LLC assigns all outstanding reimbursements associated with the following Reimbursement Agreements:
  - FPA SPIF Reimbursement Agreement - MIC/TNHC Shared Phase 1 Backbone Facilities
  - CFD No. 18 and FPA SPIF Acquisition & Shortfall Agreement - MIC/TNHC Shared Phase 1 Backbone Facilities
  - FPA SPIF Fee Reimbursement Agreement - TNHC Russell Ranch Phase 1 Backbone Facilities
- [2] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-17 for details.
- [3] Certificate numbers are next consecutive numbers following the numbers for prior certificates associated with these agreements by The New Home Company for Russell Ranch Phase 1.
- [4] This certificate was corrected due to an administrative error. The original certificate converted \$125,600 of reimbursements to Public Lands Fee Credits, when only \$119,700 was required.

Key:  
C&T - Credit and Transfer

Table C-10  
 City of Folsom  
 SPIF Credit/Reimbursement Tracking  
 Arcadian Improvement Company, LLC

Arcadian Improvement Co.

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b>	<b>Transit Corridor Dedication (1.34 Acres)</b>	\$561,014	\$0	\$561,014	\$0	\$0	\$0	\$561,014	\$0	\$561,014	Arcadian Improvement Co.	03/12/21
2021 Valuation Update [1]	Based on \$399,000 per acre	\$534,660	\$0	\$534,660	\$0	\$0	\$0	\$534,660	\$0	\$534,660	Arcadian Improvement Co.	07/01/21
Certificate No. 1 to Convert and Apply Public Land Reimbursements as Fee Credits		\$534,660	\$0	\$534,660	(\$103,740)	\$0	(\$103,740)	\$430,920	\$0	\$430,920	AIC Mangini Ph. 1C Village 1,2	03/22/21
Certificate No. 2 to Convert and Apply Public Land Reimbursements as Fee Credits	For public land and infrastructure fees	\$430,920	\$0	\$430,920	(\$430,920)	\$0	(\$430,920)	\$0	\$0	\$0	AIC Mangini Ph. 1C Village 4	05/17/22
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement (2021 Priority)</b>	<b>Mangini Ranch Phase 1C Backbone</b>	\$6,415,623	\$631,301	\$7,046,924	\$0	\$0	\$0	\$6,415,623	\$631,301	\$7,046,924	Arcadian Improvement Co.	03/22/22
Certificate No. 1 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$6,415,623	\$631,301	\$7,046,924	(\$2,738,200)	\$0	(\$2,738,200)	\$3,677,423	\$631,301	\$4,308,724	AIC Mangini Ph. 1C Village 1	06/03/22
Certificate No. 2 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$3,677,423	\$631,301	\$4,308,724	(\$1,122,662)	\$0	(\$1,122,662)	\$2,554,761	\$631,301	\$3,186,062	AIC Mangini Ph. 1C Village 2	06/03/22
Certificate No. 3 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$2,554,761	\$631,301	\$3,186,062	(\$958,370)	\$0	(\$958,370)	\$1,596,391	\$631,301	\$2,227,692	AIC Mangini Ph. 1C Village 3	06/03/22
Certificate No. 4 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits		\$1,596,391	\$631,301	\$2,227,692	(\$1,596,391)	(\$631,301)	(\$2,227,692)	\$0	\$0	\$0	AIC Mangini Ph. 1C Village 4	05/10/22

arcadian reimbursements

Source: City of Folsom; EPS.

[1] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-16 for land valuation updates.

Key:  
 C&T - Credit and Transfer

Table C-11  
 City of Folsom  
 SPIF Credit/Reimbursement Tracking  
 CMB Improvement Company, LLC

CMB Improvement Co.

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)</b>	<b>Transit Corridor Dedication (0.33 Acres)</b>	\$138,160	\$0	\$138,160	\$0	\$0	\$0	\$138,160	\$0	\$138,160	CMB Improvement Co.	03/12/21
2021 Valuation Update [1]	Based on \$399,000 per acre	\$131,670	\$0	\$131,670	\$0	\$0	\$0	\$131,670	\$0	\$131,670	CMB Improvement Co.	07/01/21
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Public Lands Fee Reimb. Converted/Applied to In	\$131,670	\$0	\$131,670	(\$79,800)	\$0	(\$79,800)	\$51,870	\$0	\$51,870	MR PH 2 Village 1	10/21/21
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Public Lands Fee Reimb. Converted/Applied to In	\$51,870	\$0	\$51,870	(\$51,870)	\$0	(\$51,870)	\$0	\$0	\$0	MR PH 2 Village 2	10/21/21
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement (2022 Priority)</b>	<b>Mangini Ranch Phase 2 Villages 1 &amp; 2</b>	\$3,752,466	\$4,627,328	\$8,379,794	\$0	\$0	\$0	\$3,752,466	\$4,627,328	\$8,379,794	MPA	10/21/21
Cert. No. 3 to Convert & Transfer Fee Reimb. as Fee Credits	Convert to Infrastructure Fee Credits	\$104,215	\$400,713	\$504,928	(\$104,215)	(\$400,713)	(\$504,928)	\$0	\$0	\$0		03/09/23
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement (2022 Priority)</b>	<b>Mangini Ranch Phase 1E</b>	\$0	\$2,124,624	\$2,124,624	\$0	\$0	\$0	\$0	\$2,124,624	\$2,124,624	CMB - Mangini Ranch Phase 11	08/15/22
Cert. No. 1 to Convert & Transfer Fee Reimb. as Fee Credits	Convert to Infrastructure Fee Credits	\$0	\$2,124,624	\$2,124,624	\$0	(\$1,529,864)	(\$1,529,864)	\$0	\$594,760	\$594,760	MPA	03/09/23
Cert. No. 1 to Convert & Transfer Fee Reimb. as Fee Credits	Convert to Public Lands Fee Credits	\$0	\$594,760	\$594,760	\$0	(\$94,760)	(\$94,760)	\$0	\$500,000	\$500,000	MPA	03/09/23
FY 2023-2024 Adjustment [2]	8.87%	\$0	\$500,000	\$500,000	\$0	\$44,350	\$44,350	\$0	\$544,350	\$544,350		

Source: City of Folsom; EPS.

[1] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-18 for land valuation updates.

Key:  
 C&T - Credit and Transfer



Table C-12  
 City of Folsom  
 SFIF Credit/Reimbursement Tracking  
 Folsom Heights, LLC

Folsom Heights

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		SFIF Compliant	non-SFIF Compliant	Total	SFIF Compliant	non-SFIF Compliant	Total	SFIF Compliant	non-SFIF Compliant	Total		
FPA SFIF Program Public Lands Fee Reimbursement Agreement (2021 Priority)	Water Tank Land Dedication (1.61 acres)	\$654,000	\$0	\$654,000	\$0	\$0	\$0	\$654,000	\$0	\$654,000	Folsom Heights LLC	08/28/21
2022 Valuation Update (1)	Based on \$412,000 per acre	\$622,120	\$0	\$622,120	\$0	\$0	\$0	\$622,120	\$0	\$622,120	Folsom Heights LLC	07/01/22
FY 20-24 Land Valuation Adjustment	Based on \$428,987 per acre	\$644,267	\$0	\$644,267	\$0	\$0	\$0	\$644,267	\$0	\$644,267	Folsom Heights LLC	07/01/23

Source: City of Folsom: EPS

[1] As stipulated in the SFIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-16 for land valuation updates.

Key:  
 C&T - Credit and Transfer

Table C-13  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Toll Bros.

Toll Bros.

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Program Infrastructure Fee Reimbursement Agreement</b>	<b>Folsom Ranch Backbone Infrastructure</b>	\$7,805,700	\$16,832,948	\$24,638,648	\$0	\$0	\$0	\$7,805,700	\$16,832,948	\$24,638,648		08/16/21
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$7,805,700	\$16,832,948	\$24,638,648	\$0	(\$6,610,356)	(\$6,610,356)	\$7,805,700	\$10,222,592	\$18,028,292	Folsom Ranch Phase 1B and 1C	07/26/21
Cert. No. 1 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$7,805,700	\$10,222,592	\$18,028,292	\$0	(\$175,560)	(\$175,560)	\$7,805,700	\$10,047,032	\$17,852,732	Folsom Ranch Phase 1B and 1C	07/26/21
Cert. No. 2 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$7,805,700	\$10,047,032	\$17,852,732	\$0	(\$3,225,978)	(\$3,225,978)	\$7,805,700	\$6,821,054	\$14,626,754	Folsom Ranch Ph 1D	03/01/22
Cert. No. 2 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$7,805,700	\$6,821,054	\$14,626,754	\$0	(\$75,810)	(\$75,810)	\$7,805,700	\$6,745,244	\$14,550,944	Folsom Ranch Ph 1D	03/01/22
Cert. No. 2 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$7,805,700	\$6,745,244	\$14,550,944	\$0	(\$5,088,006)	(\$5,088,006)	\$7,805,700	\$1,657,238	\$9,462,938	Folsom Ranch Ph 1E	05/12/22
Cert. No. 3 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$7,805,700	\$1,657,238	\$9,462,938	\$0	(\$123,690)	(\$123,690)	\$7,805,700	\$1,533,548	\$9,339,248	Folsom Ranch Ph 1E	05/12/22
Cert. No. 3 to Convert & Apply Fee Reimb. as Fee Credits	Reimbursements Converted to Public Lands Credits	\$7,805,700	\$1,533,548	\$9,339,248	\$432,436	\$84,959	\$517,395	\$8,238,136	\$1,618,507	\$9,856,643	Toll	07/01/22
FY 2022-2023 Adjustment [2]	5.54%				\$0	(\$438,912)	(\$438,912)	\$8,238,136	\$1,179,595	\$9,417,731	TCS Phase 3 V1	07/26/22
Cert. No. 4 to C&T Fee Reimb. As Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$8,238,136	\$1,618,507	\$9,856,643							Folsom Ranch Ph 3A	TBD
Cert. No. 5 to Convert & Apply Fee Reimb. As Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$8,238,136	\$1,179,595	\$9,417,731	(\$3,975,380)	(\$1,179,595)	(\$5,154,975)	\$4,262,756	(\$0)	\$4,262,756	Folsom Ranch Ph 3A	TBD
Cert. No. 5 to Convert & Apply Fee Reimb. As Fee Credits	Reimbursements Converted to Public Lands Credits	\$4,262,756	(\$0)	\$4,262,756	(\$127,720)	\$0	(\$127,720)	\$4,135,036	(\$0)	\$4,135,036	Folsom Ranch Ph 1F	TBD
Cert. No. 6 to Convert & Apply Fee Reimb. As Fee Credits	Reimbursements Converted to Infrastructure Fee Credits	\$4,135,036	(\$0)	\$4,135,036	(\$3,818,500)	\$0	(\$3,818,500)	\$316,536	(\$0)	\$316,536	Folsom Ranch Ph 1F	TBD
Cert. No. 6 to Convert & Apply Fee Reimb. As Fee Credits	Reimbursements Converted to Public Lands Credits	\$316,536	(\$0)	\$316,536	(\$94,760)	\$0	(\$94,760)	\$221,776	(\$0)	\$221,776	Folsom Ranch Ph 1F	TBD
FY 2023-2024 Adjustment [2]	8.87%	\$221,776	(\$0)	\$221,776	\$19,672	\$0	\$19,672	\$241,448	(\$0)	\$241,447	Toll	07/01/23
Construction True-Up	August 2023 SPIF Adjustment	\$241,448	(\$0)	\$241,447	\$0	\$0	\$0	(\$6,100,063)	\$0	(\$6,100,063)	Toll	August 2023

Source: City of Folsom; EPS.

Key:  
C&T - Credit and Transfer

Table C-14  
 City of Folsom  
 SPIF Credit/Reimbursement Tracking  
 Town Center South, LLC

Town Center South Improvement Co.

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<b>FPA SPIF Infrastructure Fee Reimbursement Agreement (2022 Priority)</b>	<b>Mangini Ranch Phase 3 Village 1-4 Backbone</b>	\$0	\$2,654,679	\$2,654,679	\$0	\$0	\$0	\$0	\$2,654,679	\$2,654,679	TCS Improvement Co.	05/18/22
Certificate No 1 to Convert and Apply Infrastructure Fee Reimbursements as Fee Credits Non-PFR Compliant Reimburse. Conv. To Infrast		\$0	\$2,654,679	\$2,654,679	\$0	(\$2,654,679)	(\$2,654,679)	\$0	\$0	\$0	TCS Improvement Co. - MR Ph 3A V1	07/27/22
<b>Transfer from Toll - FPA SPIF Program Infrastructure Fee Reimbursement Agreement</b>	<b>Reimbursements Transferred to TCS</b>	\$0	\$0	\$0	\$0	\$438,912	\$438,912	\$0	\$438,912	\$438,912		
Cert No 4 to C&T Fee Reimb. As Fee Credits	Reimbursements Converted to Fee Credits	\$0	\$438,912	\$438,912	\$0	(\$438,912)	(\$438,912)	\$0	\$0	\$0	TCS Improvement Co. - MR Ph 3A V1	07/27/22

infrastructure reimbursements

Source: City of Folsom; EPS

Key:  
 C&T - Credit and Transfer

Table C-15  
 City of Folsom  
 SPIF Credit/Reimbursement Tracking  
 West Prairie Estates, LLC

West Prairie Estates Co.

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
FPA SPIF Program Public Lands Fee Reimbursement Agreement (2021 Priority) FY 23-24 Land Valuation Adjustment	Sanitary Sewer Lift Station (0.24 acres) Based on \$426,667 per acre	\$98,880	\$0	\$98,880	\$0	\$0	\$0	\$98,880	\$0	\$98,880	West Prairie Estates, LLC	12/13/22
		\$102,400	\$0	\$0	\$0	\$0	\$0	\$102,400	\$0	\$102,400		

Table C-16  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Elliott Homes, Inc.

Elliott Homes

Agreement	Description	Transactions									Recipient/Destination	Transaction Date
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
<i>Dollars</i>												
FPA SPIF Program Infrastructure Fee Reimbursement Agreement (2022 Priority)	Broadstone Estates Backbone Infrastructure and Zone 4 Wat	\$1,097,145	-	\$1,097,145	\$0	-	\$0	\$1,097,145	\$0	\$1,097,145	Elliott, Inc.	11/16/22
FY 2023-2024 Adjustment [2]	8.87%	\$1,097,145	\$0	\$1,097,145	\$97,317	\$0	\$97,317	\$1,194,462	\$0	\$1,194,462	Elliott, Inc.	07/01/23
Construction True-Up	August 2023 SPIF Adjustment	\$1,194,462	\$0	\$1,194,462	\$0	\$0	\$0	\$1,194,462	\$0	\$1,194,462	Elliott, Inc.	August 2023

from reimbursements

Source: City of Folsom; EPS

[1] As stipulated in the SPIF Ordinance and the SPIF Reimbursement Agreements the reimbursement balance shall be adjusted annually based on the annual percentage change in Engineering-News Record Construction Cost Index. See Table C-17 for details

Key:  
C&T - Credit and Transfer

Table C-15  
 City of Folsom  
 SPIF Credit/Reimbursement Tracking  
 Eagle-Shops Owner LLC

Eagle-Shops Owner Co.

Agreement	Description	Transactions									Recipient/Destination	Transaction
		Beginning Balance			Transaction Amount			End Balance				
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total		
FPA SPIF Infrastructure Fee Reimbursement Agreement (Eagle Parcel 95A)	Mangini Ranch Phase 3 Backbone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Eagle-Shops Owner, LLC	05/18/22
Certificate No. 1 to Convert and Transfer Infrastructure Fee Reimbursements as Fee C Non-PFR Compliant Reimburse Conv. + Transfer To I		\$0	\$0	\$0	\$0	\$554,389	\$554,389	\$0	\$554,389	\$554,389	Eagle-Shops Owner, LLC	
Certificate No. 1 to Convert and Transfer Infrastructure Fee Reimbursements as Fee C Non-PFR Compliant Reimburse Conv. + Transfer To I		\$0	\$554,389	\$554,389	\$0	\$12,560	\$12,560	\$0	\$566,949	\$566,949	Eagle-Shops Owner, LLC	
FY 2022-2023 Adjustment [2]	5.54%	\$0	\$566,949	\$566,949	\$0	\$31,409	\$31,409	\$0	\$598,358	\$598,358	Eagle-Shops Owner, LLC	07/01/22
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Infrastructure Fee Cred		\$0	\$598,358	\$598,358	\$0	(\$177,360)	(\$177,360)	\$0	\$420,998	\$420,998	Shops Phase 1 S1	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Public Lands Credits		\$0	\$420,998	\$420,998	\$0	\$0	\$0	\$0	\$420,998	\$420,998	Shops Phase 1 S1	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Infrastructure Fee Cred		\$0	\$420,998	\$420,998	\$0	(\$177,360)	(\$177,360)	\$0	\$243,638	\$243,638	Shops Phase 1 S2	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Public Lands Credits		\$0	\$243,638	\$243,638	\$0	(\$5,824)	(\$5,824)	\$0	\$237,814	\$237,814	Shops Phase 1 S2	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Infrastructure Fee Cred		\$0	\$237,814	\$237,814	\$0	(\$203,964)	(\$203,964)	\$0	\$33,850	\$33,850	Shops Phase 1 Pads 2	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Public Lands Credits		\$0	\$33,850	\$33,850	\$0	(\$5,288)	(\$5,288)	\$0	\$28,562	\$28,562	Shop Phase 1 Pads 2	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Infrastructure Fee Cred		\$0	\$28,562	\$28,562	\$0	(\$26,383)	(\$26,383)	\$0	\$2,179	\$2,179	Shop Phase 1 Portion of Pad 3	
Certificate No. 2 to Convert and Transfer Infrastructure Fee Reimbursements as Fee Cred Reimbursements Converted to Public Lands Credits		\$0	\$2,179	\$2,179	\$0	(\$2,144)	(\$2,144)	\$0	\$35	\$35	Shop Phase 1 Portion of Pad 3	

Source: City of Folsom; EPS.

[1] As stipulated in the SPIF Ordinance, the land value for establishing the parkland and public lands fee components shall be adjusted based on a three-year rolling average of appraised value for such land dedications. See Table C-18 for land valuation updates.

Key:  
 C&T - Credit and Transfer

Table C-16  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
UC Davis

Agreement	Description	Transactions									Recipient/Destination	Transaction Date	
		Beginning Balance			Transaction Amount			End Balance					
		PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total	PFR Compliant	Non-PFR-Compliant	Total			
FPA SPIF Fee Reimbursement Agreement (2019 Priority)	ECIC/Enclave Shared Costs for Phase 2A Backbone [3]												
Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits	Cert No. 2 to Convert & Apply Fee Reimb. as Fee Credits [1]	\$4,751,030	\$825,106	\$5,576,136	\$0	\$0	\$0	\$4,751,030	\$825,106	\$5,576,136	UC Davis Parcel B5	09/29/21	
FY 2022-2023 Adjustment	5.54%	\$4,751,030	\$825,106	\$5,576,136	\$263,207	\$45,711	\$308,918	\$5,014,237	\$870,817	\$5,885,054	UC Davis	07/01/22	
Cert. No. XX to Apply Fee Reimb as Fee Credits	MOB Phase 1 (114kaf)	\$5,014,237	\$870,817	\$5,885,054	(\$3,390,591)	\$0	(\$3,390,591)	\$1,623,646	\$870,817	\$2,494,463			
FY 2023-2024 Adjustment [2]	8.87%	\$1,623,646	\$870,817	\$2,494,463	\$144,017	\$77,241	\$221,259	\$1,767,663	\$948,058	\$2,715,721		07/01/23	
FPA SPIF Program Public Lands Fee Reimbursement Agreement (2017 Priority)	Enclave/Eagle Booster Pump Station Site (0.46 Ac.) [5]												
Certificate No. 1 to Convert and Apply Fee Reimb. as Fee Credits [1]	PFR Compliant Reimburse. Conv. To Infrastructure Fee Credits	\$183,540	\$0	\$183,540	\$0	\$0	\$0	\$183,540	\$0	\$183,540	UC Davis Parcel B5	09/29/21	
FY 2022-2023 Adjustment	Based on \$412,000 per acre	\$189,520	\$0	\$189,520	\$0	\$0	\$0	\$189,520	\$0	\$189,520	UC Davis	07/01/22	
FY 2023-2024 Adjustment [2]	8.87%	\$189,520	\$0	\$189,520	\$16,810	\$0	\$16,810	\$206,330	\$0	\$206,330		07/01/23	

Source: City of Folsom; EPS.

**Table C-17  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Summary of SPIF Annual Escalations**

Item	20-City	San Francisco	Average
<b>July 1, 2023 Increase</b>			
2022 Average Annual CCI	13,006.84	15,051.62	14,029.23
2021 Average Annual CCI	12,133.93	13,637.65	12,885.79
<b>Percentage Change</b>	7.19%	10.37%	<b>8.87%</b>
<b>July 1, 2022 Increase</b>			
2021 Average Annual CCI	12,133.93	13,637.65	12,885.79
2020 Average Annual CCI	11,465.80	12,952.15	12,208.97
<b>Percentage Change</b>	5.83%	5.29%	<b>5.54%</b>
<b>July 1, 2021 Increase</b>			
2020 Average Annual CCI	11,465.80	12,952.15	12,208.97
2019 Average Annual CCI	11,281.40	12,367.16	11,824.28
<b>Percentage Change</b>	1.63%	4.73%	<b>3.25%</b>
<b>July 1, 2020 Increase</b>			
2019 Average Annual CCI	11,281.40	12,354.10	11,817.75
2018 Average Annual CCI	11,061.91	12,054.21	11,558.06
<b>Percentage Change</b>	1.98%	2.49%	<b>2.25%</b>
<b>July 1, 2019 Increase</b>			
2018 Average Annual CCI	11,061.91	12,054.21	11,558.06
2017 Average Annual CCI	10,736.70	11,815.18	11,275.94
<b>Percentage Change</b>	3.03%	2.02%	<b>2.50%</b>
<b>July 1, 2018 Increase</b>			
2017 Average Annual CCI	10,736.70	11,815.18	11,275.94
2016 Average Annual CCI	10,338.79	11,499.77	10,919.28
<b>Percentage Change</b>	3.85%	2.74%	<b>3.27%</b>

*cci increase*

Source: Engineering News-Record.

[1] Per Folsom Municipal Code 3.130.030, the SPIF Infrastructure Fee shall include annual percentage changes based upon averaging the Construction Cost Index (CCI) for 20-Cities and for San Francisco, as published in the Engineering News-Record for the preceding 12 months ending in December of the prior calendar year.



**Table C-18  
City of Folsom  
SPIF Credit/Reimbursement Tracking  
Land Valuation Updates [1]**

<b>Item</b>	<b>Assessed Value</b>	<b>Valuation Used</b>	<b>Comment</b>
Year 1 - 2018	\$436,000	\$436,000	Year 1 value
Year 2 - 2019	\$416,000	\$426,000	Rolling average years 1 and 2
Year 3 - 2020	\$404,000	\$418,667	Rolling average years 1 through 3
Year 4 - 2021	\$377,000	\$399,000	Rolling average years 2 through 4
Year 4 - 2022	\$455,000	\$412,000	Rolling average years 3 through 5
Year 4 - 2022	\$448,000	\$426,667	Rolling average years 4 through 6

*valuation*

Source: Integra Realty Resources; EPS.

[1] For purposes of calculating the SPIF Parkland Equalization Fee and the SPIF Public Facility Land Equalization Fee.

**APPENDIX D:**  
**Roadways**  
**Construction Cost Estimates**



**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Backbone Rough Grading Summary</b>	
Alder Creek Parkway	\$2,375,936
Oak Avenue Parkway	\$2,025,714
Empire Ranch Road	\$7,362,849
Rowberry Drive	\$846,720
Mangini Parkway	\$4,727,659
Prairie City Road	\$7,366,729
<b>Total Backbone Rough Grading</b>	<b>\$24,705,607</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Sect.	Description	Rough Grade Excavation		Roadway Section Length		Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
		Qty.	Unit	Qty.	Unit						
<b>Backbone Roadway Rough Grading</b>											
<b>Alder Creek Parkway</b>											
ACP 1-GD	Clearing & Grubbing (Sta 379+00 to Sta 389+00)	183,000	SF	1000	LF	\$0.08	\$13,946	35.52%	\$1,349	\$1,799	\$12,140
ACP 1-GD	Rough Grade Excavation (Sta 379+00 to Sta 389+00)	37,000	CY	1000	LF	\$9.74	\$360,523	29.73%	\$38,001	\$50,668	\$342,008
ACP 1-GD	Erosion Control (Sta 379+00 to Sta 389+00)	183,000	SF	1000	LF	\$0.20	\$35,862	35.52%	\$3,469	\$4,625	\$31,217
ACP 2-GD	Clearing & Grubbing (Sta 389+00 to Sta 400+30)	232,000	SF	1130	LF	\$0.08	\$17,680	43.97%	\$1,486	\$1,981	\$13,374
ACP 2-GD	Rough Grade Excavation (Sta 389+00 to Sta 400+30)	67,000	CY	1130	LF	\$9.74	\$652,839	71.64%	\$27,772	\$37,029	\$249,946
ACP 2-GD	Erosion Control (Sta 389+00 to Sta 400+30)	232,000	SF	1130	LF	\$0.20	\$45,464	43.97%	\$3,821	\$5,095	\$34,389
ACP 3-GD	Clearing & Grubbing (Sta 400+30 to Sta 418+40)	367,000	SF	1810	LF	\$0.08	\$27,969	46.32%	\$2,252	\$3,003	\$20,268
ACP 3-GD	Rough Grade Excavation (Sta 400+30 to Sta 418+40)	104,000	CY	1810	LF	\$9.74	\$1,013,362	71.15%	\$43,853	\$58,471	\$394,679
ACP 3-GD	Erosion Control (Sta 400+30 to Sta 418+40)	367,000	SF	1810	LF	\$0.20	\$71,920	46.32%	\$4,997	\$6,663	\$44,973
ACP 4-GD	Clearing & Grubbing (Sta 418+40 to Sta 442+00)	553,000	SF	2360	LF	\$0.08	\$42,144	81.25%	\$1,185	\$1,580	\$10,668
ACP 4-GD	Rough Grade Excavation (Sta 418+40 to Sta 442+00)	214,000	CY	2360	LF	\$9.74	\$2,085,187	81.25%	\$58,646	\$78,195	\$527,813
ACP 4-GD	Erosion Control (Sta 418+40 to Sta 442+00)	553,000	SF	2360	LF	\$0.20	\$108,369	81.25%	\$3,048	\$4,064	\$27,431
ACP 5-GD	Clearing & Grubbing (Sta 442+00 to Sta 466+70)	463,000	SF	2480	LF	\$0.08	\$35,285	81.25%	\$992	\$1,323	\$8,931
ACP 5-GD	Rough Grade Excavation (Sta 442+00 to Sta 466+70)	26,000	CY	2480	LF	\$9.74	\$253,340	81.25%	\$7,125	\$9,500	\$64,127
ACP 5-GD	Erosion Control (Sta 442+00 to Sta 466+70)	463,000	SF	2480	LF	\$0.20	\$90,732	81.25%	\$2,552	\$3,402	\$22,967
ACP 6-GD	Clearing & Grubbing (Sta 466+70 to Sta 493+50)	470,000	SF	2690	LF	\$0.08	\$35,818	81.25%	\$1,007	\$1,343	\$9,066
ACP 6-GD	Rough Grade Excavation (Sta 466+70 to Sta 493+50)	56,000	CY	2690	LF	\$9.74	\$545,656	81.25%	\$15,347	\$20,462	\$138,119
ACP 6-GD	Erosion Control (Sta 466+70 to Sta 493+50)	470,000	SF	2690	LF	\$0.20	\$92,104	81.25%	\$2,590	\$3,454	\$23,314
ACP 11B-GD	Clearing & Grubbing (Sta 563+70 to Sta 568+20)	16,000	SF	140	LF	\$0.08	\$1,219	0.00%	\$183	\$244	\$1,646
ACP 11B-GD	Rough Grade Excavation (Sta 563+70 to Sta 568+20)	30,000	CY	140	LF	\$9.74	\$292,316	0.00%	\$43,847	\$58,463	\$394,627
ACP 11B-GD	Erosion Control (Sta 563+70 to Sta 568+20)	16,000	SF	140	LF	\$0.20	\$3,135	0.00%	\$470	\$627	\$4,233

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Sect.	Description	Rough Grade Excavation		Roadway Section Length		Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
		Qty.	Unit	Qty.	Unit						
<b>Backbone Roadway Rough Grading (Continued)</b>											
<b>Oak Avenue Parkway</b>											
OAP 1-GD	Clearing & Grubbing (Sta 100+30 to Sta 119+00)	304,000	SF	1,880	LF	\$0.08	\$23,168	78.26%	\$755	\$1,007	\$6,799
OAP 1-GD	Rough Grade Excavation (Sta 100+30 to Sta 119+00)	60,000	CY	1,880	LF	\$9.74	\$584,632	78.26%	\$19,065	\$25,420	\$171,584
OAP 1-GD	Erosion Control (Sta 100+30 to Sta 119+00)	304,000	SF	1,880	LF	\$0.20	\$59,574	78.26%	\$1,943	\$2,590	\$17,484
OAP 2-GD	Clearing & Grubbing (Sta 119+00 to Sta 129+50)	149,000	SF	1,050	LF	\$0.08	\$11,355	83.89%	\$274	\$366	\$2,470
OAP 2-GD	Rough Grade Excavation (Sta 119+00 to Sta 129+50)	84,000	CY	1,050	LF	\$9.74	\$818,485	27.38%	\$89,158	\$118,877	\$802,418
OAP 2-GD	Erosion Control (Sta 119+00 to Sta 129+50)	149,000	SF	1,050	LF	\$0.20	\$29,199	83.89%	\$706	\$941	\$6,350
OAP 3-GD	Clearing & Grubbing (Sta 129+50 to 153+50)	371,000	SF	2,400	LF	\$0.08	\$28,274	26.42%	\$3,121	\$4,161	\$28,085
OAP 3-GD	Rough Grade Excavation (Sta 129+50 to 153+50)	56,000	CY	2,400	LF	\$9.74	\$545,656	67.86%	\$26,306	\$35,075	\$236,755
OAP 3-GD	Erosion Control (Sta 129+50 to 153+50)	371,000	SF	2,400	LF	\$0.20	\$72,703	26.42%	\$8,024	\$10,699	\$72,218
OAP 4-GD	Clearing & Grubbing (Sta 153+50 to 176+90)	393,000	SF	2,340	LF	\$0.08	\$29,950	50.38%	\$2,229	\$2,972	\$20,063
OAP 4-GD	Rough Grade Excavation (Sta 153+50 to 176+90)	35,000	CY	2,340	LF	\$9.74	\$341,035	83.33%	\$8,528	\$11,370	\$76,748
OAP 4-GD	Erosion Control (Sta 153+50 to 176+90)	393,000	SF	2,340	LF	\$0.20	\$77,015	50.38%	\$5,732	\$7,643	\$51,590
OAP 5-GD	Clearing & Grubbing (Sta 176+90 to Sta 186+20)	198,000	SF	940	LF	\$0.08	\$15,089	0.00%	\$2,263	\$3,018	\$20,371
OAP 5-GD	Rough Grade Excavation (Sta 176+90 to Sta 186+20)	35,000	CY	940	LF	\$9.74	\$341,035	0.00%	\$51,155	\$68,207	\$460,398
OAP 5-GD	Erosion Control (Sta 176+90 to Sta 186+20)	198,000	SF	940	LF	\$0.20	\$38,801	0.00%	\$5,820	\$7,760	\$52,382
<b>Empire Ranch Road</b>											
ERR 3-GD	Clearing & Grubbing (Sta 145+80 to Sta 156+70)	253,000	SF	1,100	LF	\$0.08	\$19,281	0.00%	\$2,892	\$3,856	\$26,029
ERR 3-GD	Rough Grade Excavation (Sta 145+80 to Sta 156+70)	110,000	CY	1,100	LF	\$8.99	\$989,193	0.00%	\$148,379	\$197,839	\$1,335,410
ERR 3-GD	Erosion Control (Sta 145+80 to Sta 156+70)	253,000	SF	1,100	LF	\$0.20	\$49,579	0.00%	\$7,437	\$9,916	\$66,932
ERR 4-GD	Clearing & Grubbing (Sta 156+70 to Sta 165+00)	302,000	SF	840	LF	\$0.08	\$23,015	0.00%	\$3,452	\$4,603	\$31,070
ERR 4-GD	Rough Grade Excavation (Sta 156+70 to Sta 165+00)	476,000	CY	840	LF	\$8.99	\$4,280,507	0.00%	\$642,076	\$856,101	\$5,778,685
ERR 4-GD	Erosion Control (Sta 156+70 to Sta 165+00)	302,000	SF	840	LF	\$0.20	\$59,182	0.00%	\$8,877	\$11,836	\$79,895
ERR 5-GD	Clearing & Grubbing (Sta 165+00 to Sta 170+60)	122,000	SF	560	LF	\$0.08	\$9,297	0.00%	\$1,395	\$1,859	\$12,552
ERR 5-GD	Rough Grade Excavation (Sta 165+00 to Sta 170+60)	0	CY	560	LF	\$8.99	\$0	0.00%	\$0	\$0	\$0
ERR 5-GD	Erosion Control (Sta 165+00 to Sta 170+60)	122,000	SF	560	LF	\$0.20	\$23,908	0.00%	\$3,586	\$4,782	\$32,276

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Sect.	Description	Rough Grade Excavation		Roadway Section Length		Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
		Qty.	Unit	Qty.	Unit						
<b>Backbone Roadway Rough Grading (Continued)</b>											
<b>Rowberry Drive</b>											
ROW 1-GD	Clearing & Grubbing (Sta 100+60 to Sta 107+50)	115,000	SF	700	LF	\$0.08	\$8,764	0.00%	\$1,315	\$1,753	\$11,831
ROW 1-GD	Rough Grade Excavation (Sta 100+60 to Sta 107+50)	50,000	CY	700	LF	\$9.74	\$487,193	0.00%	\$73,079	\$97,439	\$657,711
ROW 1-GD	Erosion Control (Sta 100+60 to Sta 107+50)	115,000	SF	700	LF	\$0.20	\$22,536	0.00%	\$3,380	\$4,507	\$30,424
ROW 2-GD	Clearing & Grubbing (Sta 107+50 to Sta 113+90)	113,000	SF	640	LF	\$0.08	\$8,612	0.00%	\$1,292	\$1,722	\$11,626
ROW 2-GD	Rough Grade Excavation (Sta 107+50 to Sta 113+90)	8,000	CY	640	LF	\$9.74	\$77,951	0.00%	\$11,693	\$15,590	\$105,234
ROW 2-GD	Erosion Control (Sta 107+50 to Sta 113+90)	113,000	SF	640	LF	\$0.20	\$22,144	0.00%	\$3,322	\$4,429	\$29,895
<b>Mangini Parkway</b>											
MP 1-GD	Clearing & Grubbing (Sta 100+60 to Sta 150+20)	771,000	SF	2,920	LF	\$0.08	\$58,757	0.00%	\$8,814	\$11,751	\$79,322
MP 1-GD	Rough Grade Excavation (Sta 100+60 to Sta 150+20)	241,000	CY	2,920	LF	\$9.74	\$2,348,271	0.00%	\$352,241	\$469,654	\$3,170,166
MP 1-GD	Erosion Control (Sta 100+60 to Sta 150+20)	771,000	SF	2,920	LF	\$0.20	\$151,090	0.00%	\$22,663	\$30,218	\$203,971
MP 2-GD	Clearing & Grubbing (Sta 150+20 to Sta 169+50)	280,000	SF	1,930	LF	\$0.08	\$21,339	54.29%	\$1,463	\$1,951	\$13,168
MP 2-GD	Rough Grade Excavation (Sta 150+20 to Sta 169+50)	241,000	CY	1,930	LF	\$9.74	\$2,348,271	61.29%	\$136,352	\$181,803	\$1,227,171
MP 2-GD	Erosion Control (Sta 150+20 to Sta 169+50)	280,000	SF	1,930	LF	\$0.20	\$54,870	54.29%	\$3,762	\$5,016	\$33,860
<b>Prairie City Road</b>											
PCR 1-GD	Clearing & Grubbing (Sta 99+40 to Sta 121+80)	531,000	SF	2240	LF	\$0.08	\$40,467	0.00%	\$6,070	\$8,093	\$54,630
PCR 1-GD	Rough Grade Excavation (Sta 99+40 to Sta 121+80)	19,000	CY	2240	LF	\$9.74	\$185,133	0.00%	\$27,770	\$37,027	\$249,930
PCR 1-GD	Erosion Control (Sta 99+40 to Sta 121+80)	531,000	SF	2240	LF	\$0.20	\$104,058	0.00%	\$15,609	\$20,812	\$140,478
PCR 2-GD	Clearing & Grubbing (Sta 121+80 to Sta 143+40)	510,000	SF	2170	LF	\$0.08	\$38,867	0.00%	\$5,830	\$7,773	\$52,470
PCR 2-GD	Rough Grade Excavation (Sta 121+80 to Sta 143+40)	23,000	CY	2170	LF	\$9.74	\$224,109	0.00%	\$33,616	\$44,822	\$302,547
PCR 2-GD	Erosion Control (Sta 121+80 to Sta 143+40)	510,000	SF	2170	LF	\$0.20	\$99,943	0.00%	\$14,991	\$19,989	\$134,923
PCR 3-GD	Clearing & Grubbing (Sta 143+40 to Sta 176+30)	779,000	SF	3300	LF	\$0.08	\$59,367	0.00%	\$8,905	\$11,873	\$80,145
PCR 3-GD	Rough Grade Excavation (Sta 143+40 to Sta 176+30)	427,000	CY	3300	LF	\$9.74	\$4,160,630	0.00%	\$624,095	\$832,126	\$5,616,851
PCR 3-GD	Erosion Control (Sta 143+40 to Sta 176+30)	779,000	SF	3300	LF	\$0.20	\$152,658	0.00%	\$22,899	\$30,532	\$206,088
PCR 4-GD	Clearing & Grubbing (Sta 143+40 to Sta 176+30)	329,000	SF	1820	LF	\$0.08	\$25,073	0.00%	\$3,761	\$5,015	\$33,848
PCR 4-GD	Rough Grade Excavation (Sta 143+40 to Sta 176+30)	31,000	CY	1820	LF	\$9.74	\$302,060	0.00%	\$45,309	\$60,412	\$407,781
PCR 4-GD	Erosion Control (Sta 143+40 to Sta 176+30)	329,000	SF	1820	LF	\$0.20	\$64,473	0.00%	\$9,671	\$12,895	\$87,038
<b>Total Backbone Roadways Rough Grading:</b>											<b>\$24,705,607</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
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Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways</b>									
Alder Creek Parkway									
ACP 1	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	1,000	LF	\$1,064.00	\$1,064,000	0.00%	\$159,600	\$212,800	\$1,436,400
ACP 2	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,130	LF	\$1,010.00	\$1,141,300	0.00%	\$171,195	\$228,260	\$1,540,755
ACP 3	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	1,360	LF	\$1,010.00	\$1,373,600	0.00%	\$206,040	\$274,720	\$1,854,360
ACP 3	Retaining Wall (Wetland Preservation)	8,000	SF	\$102.78	\$822,273	0.00%	\$123,341	\$164,455	\$1,110,069
ACP 4	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	1,460	LF	\$1,010.00	\$1,474,600	0.00%	\$221,190	\$294,920	\$1,990,710
BR 2	Alder Creek Parkway Bridge - Westbound Travel Lanes (295' Long x 42' wide)	12,390	DSF	\$385.43	\$4,775,508	0.00%	\$716,326	\$955,102	\$6,446,936
BR 2	Alder Creek Parkway Bridge - Eastbound Travel Lanes (295' Long x 52' wide)	15,340	DSF	\$385.43	\$5,912,534	0.00%	\$886,880	\$1,182,507	\$7,981,921
BR 2	Retaining Wall (Wetland Preservation)	1,400	SF	\$102.78	\$143,898	42.86%	\$12,333	\$16,445	\$111,001
BR 2	Rock Slope Protection	9,500	SF	\$38.54	\$366,130	36.84%	\$34,687	\$46,250	\$312,184
ACP 5	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	1,970	LF	\$1,064.00	\$2,096,080	0.00%	\$314,412	\$419,216	\$2,829,708
ACP 6	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	2,020	LF	\$1,100.00	\$2,222,000	88.87%	\$37,096	\$49,462	\$333,867
Oak Avenue Parkway									
OAP 1	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)	1,480	LF	\$773.00	\$1,144,040	46.21%	\$92,307	\$123,076	\$830,762
OAP 2-Ph1	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	600	LF	\$773.00	\$463,800	0.00%	\$69,570	\$92,760	\$626,130
OAP 3-Ph1	Oak Avenue Parkway (Sta 129+50 to 153+50)	2,400	LF	\$773.00	\$1,855,200	0.00%	\$278,280	\$371,040	\$2,504,520
OAP 4-Ph1	Oak Avenue Parkway (Sta 153+50 to 176+90)	1,890	LF	\$773.00	\$1,460,970	0.00%	\$219,146	\$292,194	\$1,972,310
OAP 4-Ph1	Retaining Wall (Power Line Tower Preservation)	1,250	SF	\$102.78	\$128,480	0.00%	\$19,272	\$25,696	\$173,448
OAP 5-Ph1	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	490	LF	\$773.00	\$378,770	0.00%	\$56,816	\$75,754	\$511,340
BR 1-Ph1	Alder Creek Bridge (210' Long x 130' Wide)	27,300	DSF	\$385.43	\$10,522,306	0.00%	\$1,578,346	\$2,104,461	\$14,205,113
East Bidwell Street									
EBS 1A	East Bidwell Street (Sta 100+60 to 109+50)	890	LF	\$1,064.00	\$946,960	91.96%	\$11,420	\$15,795	\$106,192
EBS 1	Traffic Signal No. 18 and Appurtenances (4-Way)	1	EA	\$385,432	\$385,432	0.00%	\$57,815	\$77,086	\$520,334
EBS 2A	East Bidwell Street (Sta 123+80 to 136+30) Mangini Ranch Ph 3 - Phased Frontage	1,260	LF	\$277.62	\$349,799	0.00%	\$52,470	\$69,960	\$472,229
EBS 2B	East Bidwell Street (Sta 136+30 to 144+10) Mangini Ranch Ph 3 - Phased Frontage	780	LF	\$277.62	\$216,542	0.00%	\$32,481	\$43,308	\$292,332

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Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways (Continued)</b>									
Empire Ranch Road									
ERR 1-Ph1	Empire Ranch Road (Sta 105+70 to Sta 129+30)	1,920	LF	\$794.00	\$1,524,480	78.39%	\$49,416	\$65,888	\$444,744
ERR 3-Ph1	Empire Ranch Road (Sta 145+80 to Sta 156+70)	650	LF	\$794.00	\$516,100	0.00%	\$77,415	\$103,220	\$696,735
ERR 4-Ph1	Empire Ranch Road (Sta 156+70 to Sta 165+00)	390	LF	\$977.00	\$381,030	0.00%	\$57,155	\$76,206	\$514,391
ERR 5-Ph1	Empire Ranch Road (Sta 165+00 to Sta 170+60)	560	LF	\$977.00	\$547,120	0.00%	\$82,068	\$109,424	\$738,612
Rowberry Drive									
ROW 1	Rowberry Drive (Sta 100+60 to Sta 107+50)	250	LF	\$828.00	\$207,000	0.00%	\$31,050	\$41,400	\$279,450
ROW 2	Rowberry Drive (Sta 107+50 to Sta 113+90)	640	LF	\$828.00	\$529,920	0.00%	\$79,488	\$105,984	\$715,392
<b>Backbone Infrastructure Roadways (Continued)</b>									
Mangini Parkway									
MP 1A	Mangini Parkway (Sta 100+60 to Sta 129+70)	2,470	LF	\$621.00	\$1,533,870	0.00%	\$230,081	\$306,774	\$2,070,725
MP 1B	Mangini Parkway (Sta 129+70 to Sta 150+20)	710	LF	\$828.00	\$587,880	0.00%	\$88,182	\$117,576	\$793,638
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	1,480	LF	\$621.00	\$919,080	91.31%	\$11,980	\$15,974	\$107,822
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	2,240	LF	\$621.00	\$1,391,040	91.31%	\$18,132	\$24,176	\$163,190
MP 4	Mangini Parkway (Sta 191+80 to Sta 216+10)	1,990	LF	\$621.00	\$1,235,790	91.31%	\$16,109	\$21,478	\$144,977
MP 4	Mangini Parkway Class 1 Trail Undercrossing	1	EA	\$917,120.88	\$917,121	0.00%	\$137,568	\$183,424	\$1,238,113
Savannah Parkway									
SP 1	Savannah Parkway (Sta 170+20 to Sta 183+90)	930	LF	\$773.00	\$718,890	52.00%	\$51,760	\$69,013	\$465,841
SP 1	Savannah Parkway/White Rock Road Intersection	1	EA	\$1,300,000.00	\$1,300,000	0.00%	\$195,000	\$260,000	\$1,755,000
Placerville Road									
PRC-4-RW	Placerville Road (Sta 52+00 to Sta 57+30)	530	LF	\$487.00	\$258,110	0.00%	\$38,717	\$51,622	<u>\$348,449</u>
<b>Total Backbone Roadways</b>									<b>\$58,639,698</b>



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Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - Railroad Crossings</b>									
Remove and Replacement of Railroad Track for Underground Utilities / Surface Improvements									
	At-Grade Railroad Crossing (Westwood Drive; WWD 3)	1	EA	\$770,865	\$770,865	25.00%	\$86,722	\$115,630	\$780,501
	At-Grade Railroad Crossing (Alder Creek Pkwy; ACP 9)	1	EA	\$192,716	\$192,716	25.00%	\$21,681	\$28,907	\$195,125
	At-Grade Railroad Crossing (Grand Prairie Dr; GP 1)	1	EA	\$192,716	\$192,716	25.00%	\$21,681	\$28,907	\$195,125
	At-Grade Railroad Crossing (Mangini Parkway; MP 7-8)	1	EA	\$770,865	\$770,865	25.00%	\$86,722	\$115,630	\$780,501
<b>Total Railroad Crossings</b>									<b>\$1,951,252</b>
<b>Backbone Infrastructure Roadways - City Fiber Optic &amp; Traffic Signal Control System</b>									
Alder Creek Parkway									
ACP 1	Alder Creek Parkway (Sta 379+10 to Sta 389+00)	1,000	LF	\$70.67	\$70,668	0.00%	\$10,600	\$14,134	\$95,401
ACP 2	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,130	LF	\$70.67	\$79,854	0.00%	\$11,978	\$15,971	\$107,803
ACP 3	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	1,810	LF	\$70.67	\$127,908	0.00%	\$19,186	\$25,582	\$172,676
ACP 4	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	2,360	LF	\$70.67	\$166,775	0.00%	\$25,016	\$33,355	\$225,147
ACP 5	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	2,480	LF	\$70.67	\$175,255	0.00%	\$26,288	\$35,051	\$236,595
ACP 6	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	2,690	LF	\$70.67	\$190,096	27.08%	\$20,793	\$27,724	\$187,134
ACP 7	Alder Creek Parkway (Sta 493+50 to Sta 506+90)	1,340	LF	\$70.67	\$94,694	36.36%	\$9,040	\$12,053	\$81,356
ACP 8	Alder Creek Parkway (Sta 506+90 to Sta 524+10)	1,730	LF	\$70.67	\$122,255	36.36%	\$11,670	\$15,561	\$105,034
ACP 9	Alder Creek Parkway (Sta 524+10 to Sta 542+20)	1,820	LF	\$70.67	\$128,615	36.36%	\$12,278	\$16,370	\$110,498
ACP 10	Alder Creek Parkway (Sta 542+20 to Sta 563+70)	2,150	LF	\$70.67	\$151,935	36.36%	\$14,504	\$19,338	\$130,534
ACP 11A	Alder Creek Parkway (Sta 563+70 to Sta 565+86)	300	LF	\$70.67	\$21,200	36.36%	\$2,024	\$2,698	\$18,214
ACP 11B	Alder Creek Parkway (Sta 566+70 to Sta 568+20)	170	LF	\$70.67	\$12,013	0.00%	\$1,802	\$2,403	\$16,218
Prairie City Road									
PCR 1	Prairie City Road (Sta 99+40 to 121+80)	2,240	LF	\$70.67	\$158,295	0.00%	\$23,744	\$31,659	\$213,699
PCR 2	Prairie City Road (Sta 121+80 to 143+40)	2,170	LF	\$70.67	\$153,349	0.00%	\$23,002	\$30,670	\$207,020
PCR 3	Prairie City Road (Sta 143+40 to 176+30)	3,300	LF	\$70.67	\$233,203	0.00%	\$34,980	\$46,641	\$314,824
PCR 4	Prairie City Road (Sta 176+30 to 194+50)	1,820	LF	\$70.67	\$128,615	0.00%	\$19,292	\$25,723	\$173,630
PCR 5	Prairie City Road (Sta 194+50 to 235+50)	4,110	LF	\$70.67	\$290,443	0.00%	\$43,567	\$58,089	\$392,099

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Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - City Fiber Optic &amp; Traffic Signal Control System (Continued)</b>									
<b>Oak Avenue Parkway</b>									
OAP 1	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)	1,880	LF	\$70.67	\$132,855	36.36%	\$12,682	\$16,910	\$114,141
<b>East Bidwell Street</b>									
EBS 1A	East Bidwell Street (Sta 100+60 to 109+50)	890	LF	\$70.67	\$62,894	36.36%	\$6,004	\$8,005	\$54,035
EBS 1B	East Bidwell Street (Sta 109+50 to 123+80)	1,430	LF	\$70.67	\$101,055	36.36%	\$9,647	\$12,862	\$86,820
EBS 2A	East Bidwell Street (Sta 123+80 to 136+30)	1,260	LF	\$70.67	\$89,041	36.36%	\$8,500	\$11,333	\$76,499
EBS 2B	East Bidwell Street (Sta 136+30 to 144+10)	780	LF	\$70.67	\$55,121	36.36%	\$5,262	\$7,016	\$47,356
EBS 3A	East Bidwell Street (Sta 144+10 to 150+70)	670	LF	\$70.67	\$47,347	36.36%	\$4,520	\$6,026	\$40,678
EBS 3B	East Bidwell Street (Sta 150+70 to 157+90)	720	LF	\$70.67	\$50,881	36.36%	\$4,857	\$6,476	\$43,714
<b>Placerville Road Corridor</b>									
PRC 4	Placerville Road Corridor (Sta 52+40 to 78+30)	1,820	LF	\$70.67	\$128,615	36.36%	\$12,278	\$16,370	\$110,498
PRC 5	Placerville Road Corridor (Sta 26+70 to 52+40)	4,110	LF	\$70.67	\$290,443	36.36%	\$27,726	\$36,968	\$249,532
<b>Empire Ranch Road</b>									
ERR 1	Empire Ranch Road (Sta 105+70 to Sta 129+30)	2,370	LF	\$70.67	\$167,482	30.07%	\$17,568	\$23,424	\$158,112
ERR 2	Empire Ranch Road (Sta 129+30 to Sta 145+80)	1,650	LF	\$70.67	\$116,601	36.36%	\$11,131	\$14,841	\$100,177
ERR 3	Empire Ranch Road (Sta 145+80 to Sta 156+70)	1,100	LF	\$70.67	\$77,734	0.00%	\$11,660	\$15,547	\$104,941
ERR 4	Empire Ranch Road (Sta 156+70 to Sta 165+00)	840	LF	\$70.67	\$59,361	0.00%	\$8,904	\$11,872	\$80,137
ERR 5	Empire Ranch Road (Sta 165+00 to Sta 170+60)	560	LF	\$70.67	\$39,574	0.00%	\$5,936	\$7,915	\$53,425
<b>Westwood Drive</b>									
WWD 1	Westwood Drive (Sta 100+00 to Sta 113+70)	1,380	LF	\$70.67	\$97,521	36.36%	\$9,309	\$12,412	\$83,784

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

08/22/2023 Item No. 15.

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - City Fiber Optic &amp; Traffic Signal Control System (Continued)</b>									
<b>Mangini Parkway</b>									
MP 1	Mangini Parkway (Sta 100+60 to Sta 150+20)	2,920	LF	\$70.67	\$206,349	0.00%	\$30,952	\$41,270	\$278,571
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	1,930	LF	\$70.67	\$136,388	36.36%	\$13,020	\$17,360	\$117,177
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	2,240	LF	\$70.67	\$158,295	36.36%	\$15,111	\$20,148	\$135,998
MP 4	Mangini Parkway (Sta 191+80 to Sta 216+10)	2,440	LF	\$70.67	\$172,429	36.36%	\$16,460	\$21,947	\$148,140
<b>Savannah Parkway</b>									
SP 2	Savannah Parkway (Sta 154+60 to Sta 170+20)	1,560	LF	\$70.67	\$110,241	36.36%	\$10,524	\$14,032	\$94,713
SP 3	Savannah Parkway (Sta 125+00 to Sta 154+60)	2,960	LF	\$70.67	\$209,176	36.36%	\$19,968	\$26,624	\$179,711
<b>Russell Ranch Road</b>									
RRR 1A	Russell Ranch Road (Sta 10+00 to Sta 15+80)	580	LF	\$70.67	\$40,987	36.36%	\$3,913	\$5,217	\$35,214
RRR 1B	Russell Ranch Road (Sta 15+80 to Sta 18+00)	240	LF	\$70.67	\$16,960	0.00%	\$2,544	\$3,392	\$22,896
<b>Scenic Vista Court</b>									
SVC 1	Scenic Vista Court (Sta 34+10 to 36+40)	230	LF	\$70.7	\$16,254	0.00%	\$2,438	\$3,251	\$21,942
<b>Grand Prairie Road (Zone 3 Tanks)</b>									
GPR 1	Grand Prairie Road (Sta 11+00 to 21+00)	1,100	LF	\$70.7	\$77,734	36.36%	\$7,421	\$9,894	\$66,785
<b>Zone 4 Tank Site</b>									
Z4TS	Zone 4 Tank Service (Alder Creek Parkway to Zone 4 Tank Site)	1,080	LF	\$70.67	\$76,321	36.36%	\$7,286	\$9,714	\$65,570
<b>Alder Creek Sewer Lift Station &amp; Force Main</b>									
SSLS	Alder Creek Parkway SSLS	470	LF	\$70.67	\$33,214	0.00%	\$4,982	\$6,643	<u>\$44,839</u>

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

08/22/2023 Item No. 15.

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Total City Fiber Optic &amp; Traffic Control System</b>									<b>\$5,403,286</b>
<b>Backbone Infrastructure Roadways - Signalized Intersections &amp; Improvements</b>									
INTX NO.									
1	Alder Creek Parkway / Oak Avenue Parkway (4-Way)	1	EA	\$1,910,891	\$1,910,891	0.00%	\$286,634	\$382,178	\$2,579,703
2	Alder Creek Parkway / Rowberry Drive (3-Way)	1	EA	\$1,508,356	\$1,508,356	0.00%	\$226,253	\$301,671	\$2,036,281
3	Alder Creek Parkway / Residential Street (4-Way: to Curb Returns)	1	EA	\$477,926	\$477,926	0.00%	\$71,689	\$95,585	\$645,200
4	Alder Creek Parkway / Collector Rd. (W. of East Bidwell Street) (4-Way: to Curb Returns)	1	EA	\$494,511	\$494,511	35.05%	\$48,178	\$64,237	\$433,600
6	Alder Creek Parkway / Westwood Drive (4-Way)	1	EA	\$1,697,199	\$1,697,199	77.29%	\$57,815	\$77,087	\$520,336
7	Alder Creek Parkway / Empire Ranch Road (3-Way & 1 to Curb Return)	1	EA	\$1,378,663	\$1,378,663	0.00%	\$206,799	\$275,733	\$1,861,195
8	Prairie City Road / Collector Rd. (N. of Mangini Pkwy) (3-Way to Curb Returns)	1	EA	\$642,230	\$642,230	0.00%	\$96,335	\$128,446	\$867,011
9	Prairie City Road / Mangini Parkway (3-Way to Curb Return)	1	EA	\$620,539	\$620,539	0.00%	\$93,081	\$124,108	\$837,728
10	Oak Avenue Parkway / Mangini Parkway (4-Way)	1	EA	\$2,023,648	\$2,023,648	77.10%	\$69,512	\$92,683	\$625,611
11	East Bidwell St. / Savannah Parkway (4-Way)	1	EA	\$1,566,339	\$1,566,339	75.39%	\$57,821	\$77,095	\$520,393
12	Westwood Drive / Savannah Parkway (3-Way)	1	EA	\$1,166,533	\$1,166,533	72.47%	\$47,997	\$64,229	\$433,373
14	Mangini Parkway / Savannah Parkway (4-Way)	1	EA	\$1,329,345	\$1,329,345	71.01%	\$57,807	\$77,075	\$520,259
15	Empire Ranch Road / Mangini Parkway (4-Way: One Side of St 'A' to Curb Return)	1	EA	\$1,404,943	\$1,404,943	72.57%	\$57,806	\$77,075	\$520,257
16	Mangini Parkway / High School Access (4-Way)	1	EA	\$1,052,434	\$1,052,434	0.00%	\$157,865	\$210,487	\$1,420,786
17	Oak Avenue Parkway / High School Access (4-Way)	1	EA	\$1,109,029	\$1,109,029	67.38%	\$54,265	\$72,353	\$488,383
<b>Total Signalized Intersections</b>									<b>\$14,310,114</b>

\*See Intersection Estimates for Detailed Breakdown of Costs

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

08/22/2023 Item No. 15.

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - Open Space Vehicular Access Barrier (Open Space Adjacent to Major &amp; Secondary Roadways)</b>									
<b>Alder Creek Parkway</b>									
ACP 1	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	300	LF	\$23.12	\$6,937	0.00%	\$1,041	\$1,387	\$9,365
ACP 2	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,300	LF	\$23.12	\$30,061	0.00%	\$4,509	\$6,012	\$40,583
ACP 3	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	3,350	LF	\$23.12	\$77,465	0.00%	\$11,620	\$15,493	\$104,578
ACP 4	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	3,950	LF	\$23.12	\$91,340	0.00%	\$13,701	\$18,268	\$123,309
ACP 5	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	550	LF	\$23.12	\$12,718	0.00%	\$1,908	\$2,544	\$17,170
<b>Prairie City Road</b>									
PCR 1	Prairie City Road (Sta 99+40 to 121+80)	250	LF	\$23.12	\$5,781	0.00%	\$867	\$1,156	\$7,804
PCR 2	Prairie City Road (Sta 121+80 to 143+40)	1,050	LF	\$23.12	\$24,280	0.00%	\$3,642	\$4,856	\$32,778
PCR 4	Prairie City Road (Sta 176+30 to 194+50)	350	LF	\$23.12	\$8,093	0.00%	\$1,214	\$1,619	\$10,926
<b>Oak Avenue Parkway</b>									
OAP 3	Oak Avenue Parkway (Sta 129+50 to 153+50)	100	LF	\$23.12	\$2,312	0.00%	\$347	\$462	\$3,122
OAP 4	Oak Avenue Parkway (Sta 153+50 to 176+90)	4,500	LF	\$23.12	\$104,058	0.00%	\$15,609	\$20,812	\$140,478
OAP 5	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	1,850	LF	\$23.12	\$42,779	0.00%	\$6,417	\$8,556	\$57,752
<b>Empire Ranch Road</b>									
ERR 3	Empire Ranch Road (Sta 145+80 to Sta 156+70)	100	LF	\$23.12	\$2,312	0.00%	\$347	\$462	\$3,122
<b>Rowberry Drive</b>									
ROW 1	Rowberry Drive (Sta 100+60 to Sta 107+50)	650	LF	\$23.12	\$15,031	0.00%	\$2,255	\$3,006	\$20,291
ROW 2	Rowberry Drive (Sta 107+50 to Sta 113+90)	650	LF	\$23.12	\$15,031	0.00%	\$2,255	\$3,006	\$20,291

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

08/22/2023 Item No. 15.

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Infrastructure Roadways - Open Space Vehicular Access Barrier (Open Space Adjacent to Major &amp; Secondary Roadways) (Continued)</b>									
<b>Mangini Parkway</b>									
MP 1	Mangini Parkway (Sta 100+60 to Sta 150+20)	2,100	LF	\$23.12	\$48,560	0.00%	\$7,284	\$9,712	\$65,557
MP 2	Mangini Parkway (Sta 150+20 to Sta 169+50)	650	LF	\$23.12	\$15,031	13.85%	\$1,942	\$2,590	\$17,481
MP 3	Mangini Parkway (Sta 169+50 to Sta 191+80)	3,450	LF	\$23.12	\$79,778	19.74%	\$9,604	\$12,806	\$86,440
MP 7	Mangini Parkway (Sta 258+50 to Sta 269+80)	350	LF	\$23.12	\$8,093	0.00%	\$1,214	\$1,619	\$10,926
<b>Savannah Parkway</b>									
SP 1	Savannah Parkway (Sta 170+20 to Sta 183+90)	250	LF	\$23.12	\$5,781	0.00%	\$867	\$1,156	\$7,804
SP 2	Savannah Parkway' (Sta 154+60 to Sta 170+20)	300	LF	\$23.12	\$6,937	0.00%	\$1,041	\$1,387	\$9,365
SP 3	Savannah Parkway (Sta 125+00 to Sta 154+60)	350	LF	\$23.12	\$8,093	0.00%	\$1,214	\$1,619	\$10,926
<b>Placerville Road Utility Corridor</b>									
PRC 1	Placerville Road (Sta 113+60 to Sta 128+80)	250	LF	\$23.12	\$5,781	0.00%	\$867	\$1,156	\$7,804
PRC 3	Placerville Road (Sta 78+30 to Sta 97+90)	200	LF	\$23.12	\$4,625	0.00%	\$694	\$925	\$6,243
PRC 4	Placerville Road (Sta 52+40 to Sta 78+30)	440	LF	\$23.12	\$10,175	0.00%	\$1,526	\$2,035	\$13,736
<b>Total Open Space Vehicular Access Barrier</b>									<b>\$827,852</b>

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

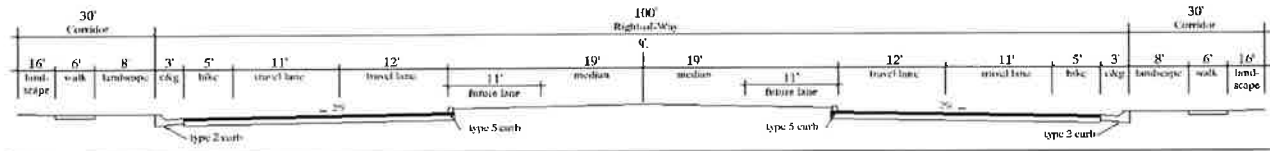
Item	Total Remaining Construction Budget
<b>Backbone Roadways Summary</b>	
Alder Creek Parkway	\$25,947,911
Oak Avenue Parkway	\$20,823,622
East Bidwell Street	\$1,391,087
Empire Ranch Road	\$2,394,482
Rowberry Drive	\$994,842
Mangini Parkway	\$4,518,464
Savannah Parkway	\$2,220,841
Placcerville Road	\$348,449
<b>Subtotal Backbone Roadways</b>	<b>\$58,639,698</b>
<b>Railroad Crossings</b>	<b>\$1,951,252</b>
<b>City Fiber Optic &amp; Traffic Signal Control System</b>	<b>\$5,403,286</b>
<b>Signalized Intersections &amp; Improvements</b>	<b>\$14,310,114</b>
<b>Open Space Vehicular Access Barrier</b>	<b>\$827,852</b>

**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 1 & ACP 5 (TI=10)  
 6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$1,063.17</b>
				<b>Use</b>	<b>\$1,064.00</b>

**Alder Creek Parkway  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**



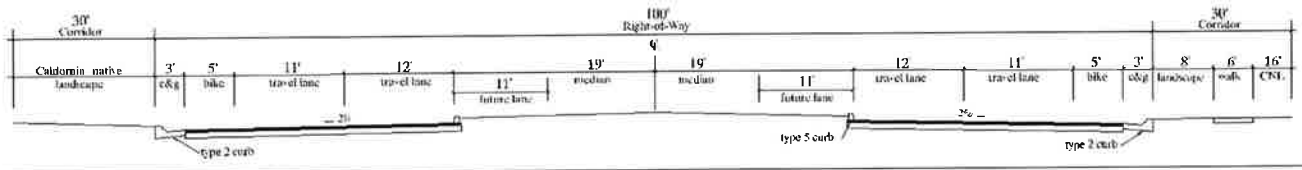


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 2 thru ACP 4 (TI=10)  
 6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$1,009.21</b>
				<b>Use</b>	<b>\$1,010.00</b>

**Alder Creek Parkway  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

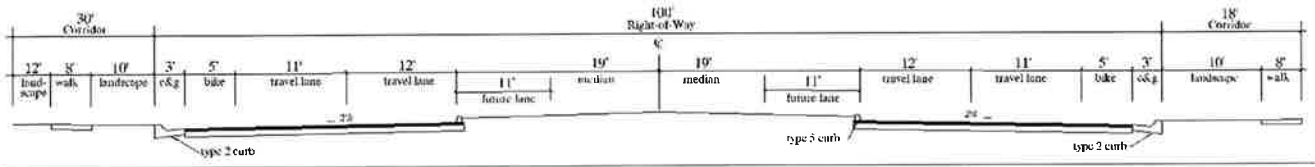


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 6 (TI=10)  
 6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	16	SF	\$8.99	\$143.88
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$1,099.14</b>
				<b>Use</b>	<b>\$1,100.00</b>

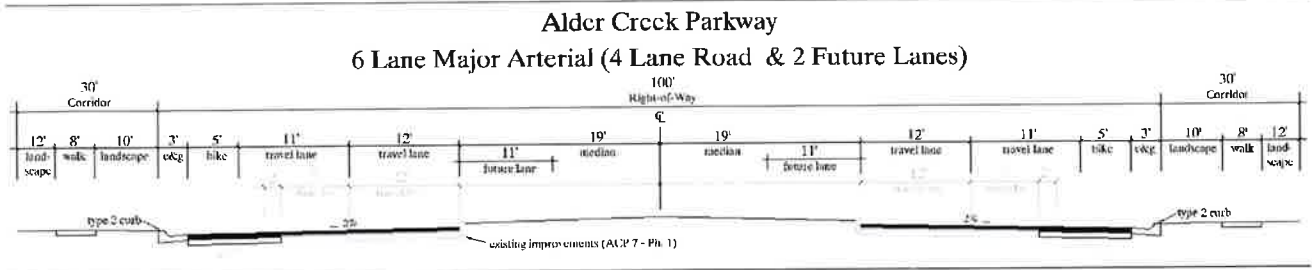
**Alder Creek Parkway  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 7 (TI=10)  
 6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	20	SF	\$0.64	\$12.85
2	2" Asphalt Concrete Paving Overlay	38	SF	\$1.93	\$73.23
3	6" Asphalt Concrete over 13" Aggregate Base	18	SF	\$8.99	\$161.87
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	16	SF	\$8.99	\$143.88
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$756.68</b>
				<b>Use</b>	<b>\$757.00</b>

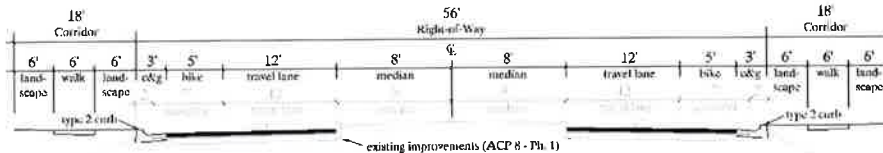


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 8 (TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	2" Asphalt Concrete Paving Overlay	34	SF	\$1.93	\$65.52
2	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
3	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
4	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
5	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
6	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$421.38</b>
				<b>Use</b>	<b>\$422.00</b>

**Alder Creek Parkway  
 2-lane Collector**

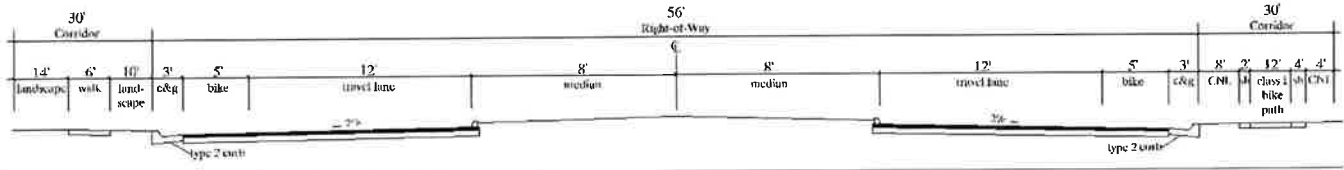


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Alder Creek Parkway  
 ACP 9 thru ACP 11 (T I= 7.0)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	20	SF	\$0.64	\$12.85
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$553.85</b>
				<b>Use</b>	<b>\$554.00</b>

**Alder Creek Parkway  
 2 Lane Collector**

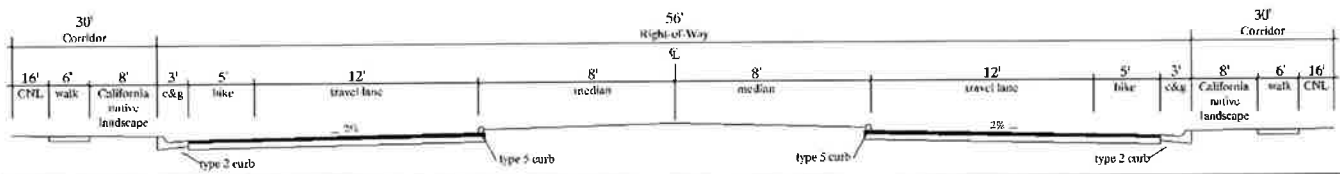


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Mangini Parkway  
 MP 1A (TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$620.66</b>
				<b>Use</b>	<b>\$621.00</b>

**Mangini Parkway  
 2-lane Collector**

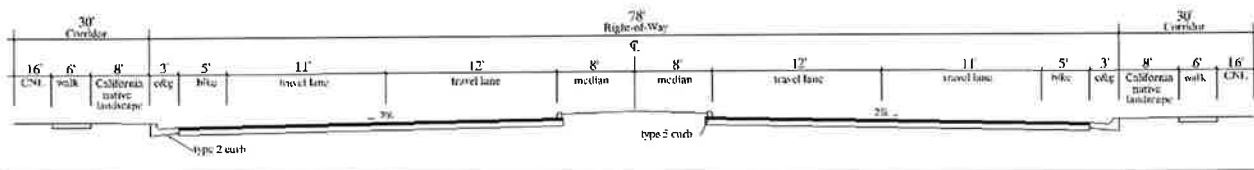


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Mangini Parkway  
 MP 1B (TI=9)  
 4-Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.64	\$39.82
2	5.5" Asphalt Concrete over 11" Aggregate Base	56	SF	\$6.80	\$381.05
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$827.58</b>
				<b>Use</b>	<b>\$828.00</b>

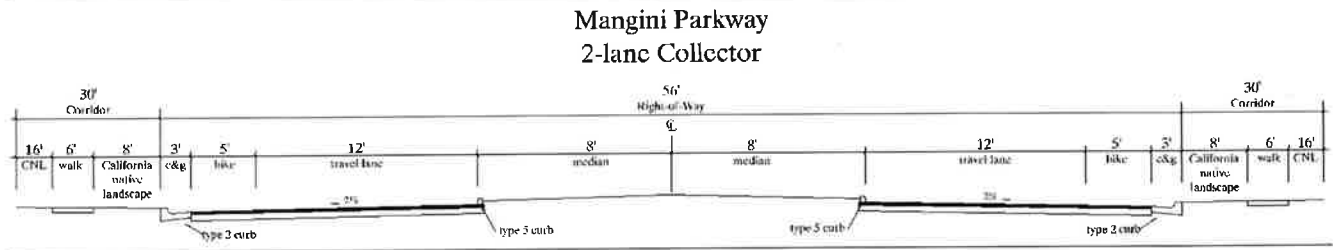
**Mangini Parkway  
 4 Lane Major Arterial**



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Mangini Parkway  
 MP 2 Thru MP 4 and MP 8 (TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$620.66</b>
				<b>Use</b>	<b>\$621.00</b>

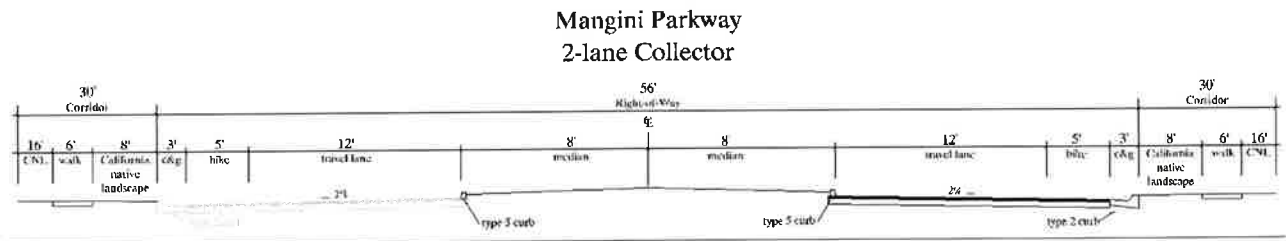




**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Mangini Parkway  
 MP 7 (TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	20	SF	\$0.64	\$12.85
2	4" Asphalt Concrete over 8.5" Aggregate Base	17	SF	\$5.65	\$96.06
3	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	\$32.12	\$32.12
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$479.64</b>
				<b>Use</b>	<b>\$480.00</b>

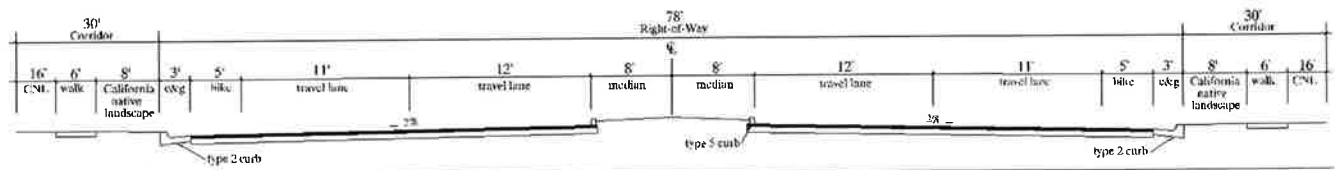


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Preliminary Cost Per Linear Foot  
 Oak Avenue Parkway  
 OAP 1 (TI=9)  
 4 Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.64	\$39.82
2	5.5" Asphalt Concrete over 11" Aggregate Base	56	SF	\$6.80	\$381.05
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$827.58</b>
				<b>Use</b>	<b>\$828.00</b>

**Oak Avenue Parkway  
 4 Lane Major Arterial**

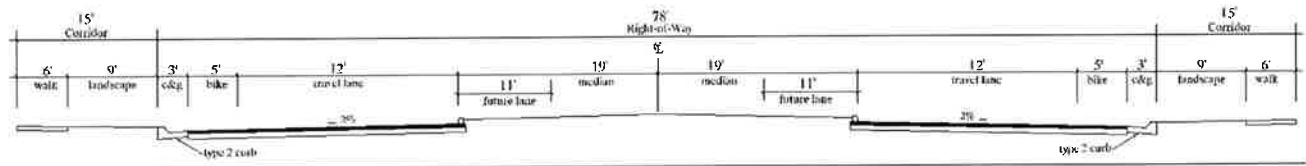


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Oak Avenue Parkway  
 OAP 2 thru OAP 5 - Phase 1 (TI=9)  
 4-Lane Major Arterial (2 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	5.5" Asphalt Concrete over 11" Aggregate Base	34	SF	\$6.80	\$231.35
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$772.94</b>
				<b>Use</b>	<b>\$773.00</b>

**Oak Avenue Parkway  
 4 Lane Major Arterial (2 Lane Road & 2 Future Lanes)**

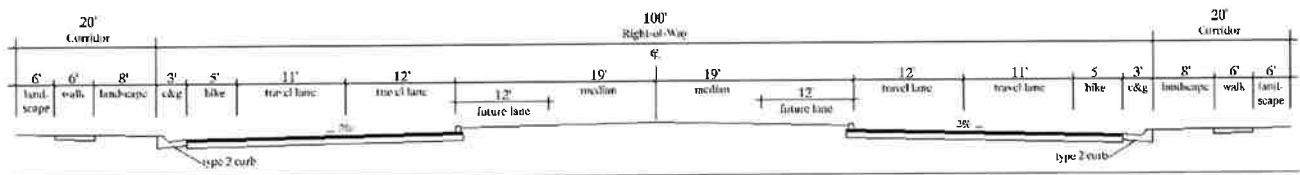


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 East Bidwell Street  
 EBS 1A (TI=10)  
 6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$1,063.17</b>
				<b>Use</b>	<b>\$1,064.00</b>

**East Bidwell Street  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

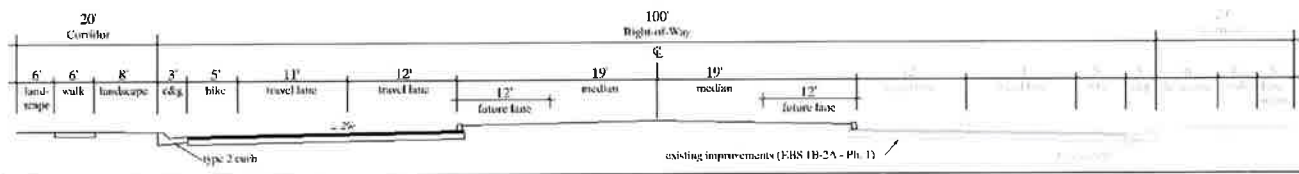


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Cost Per Linear Foot  
East Bidwell Street  
EBS 1B, 2A (TI=10)  
6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	31	SF	\$0.64	\$19.91
2	6" Asphalt Concrete over 13" Aggregate Base	28	SF	\$8.99	\$251.79
3	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	\$32.12	\$32.12
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	14	SF	\$7.71	\$107.91
6	Median Landscaping & Irrigation (Future Travel Lanes)	23	SF	\$5.14	\$118.19
7	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	0.5	LF	\$64.24	\$32.12
				<b>Subtotal</b>	<b>\$670.70</b>
				<b>Use</b>	<b>\$671.00</b>

**East Bidwell Street  
6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

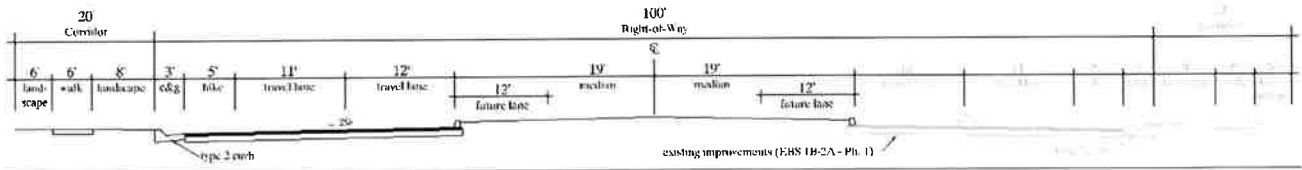


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 East Bidwell Street  
 EBS 1B, 2A (TI=10)  
 6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	31	SF	\$0.64	\$19.91
2	6" Asphalt Concrete over 13" Aggregate Base	28	SF	\$8.99	\$251.79
3	Curb & Gutter, Type 2 (Vertical Curb)	1	LF	\$32.12	\$32.12
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	14	SF	\$7.71	\$107.91
6	Median Landscaping & Irrigation (Future Travel Lanes)	23	SF	\$5.14	\$118.19
7	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	0.5	LF	\$64.24	\$32.12
				<b>Subtotal</b>	<b>\$670.70</b>
				<b>Use</b>	<b>\$671.00</b>

**East Bidwell Street  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

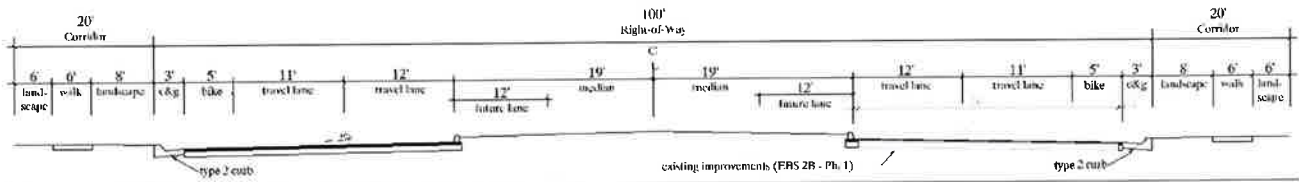


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 East Bidwell Street  
 EBS 2B (TI=10)  
 6-Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	36	SF	\$0.64	\$23.12
2	3" Asphalt Concrete Overlay	26	SF	\$2.83	\$73.60
3	6" Asphalt Concrete over 13" Aggregate Base	30	SF	\$8.99	\$269.78
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
6	Median Landscaping & Irrigation (CNL & Street Trees)	14	SF	\$7.71	\$107.91
7	Median Landscaping & Irrigation (Future Travel Lanes)	23	SF	\$5.14	\$118.19
8	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
9	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
10	Street Lights (Type A, 220' spacing, both sides)	0.5	LF	\$64.24	\$32.12
				<b>Subtotal</b>	<b>\$851.56</b>
				<b>Use</b>	<b>\$852.00</b>

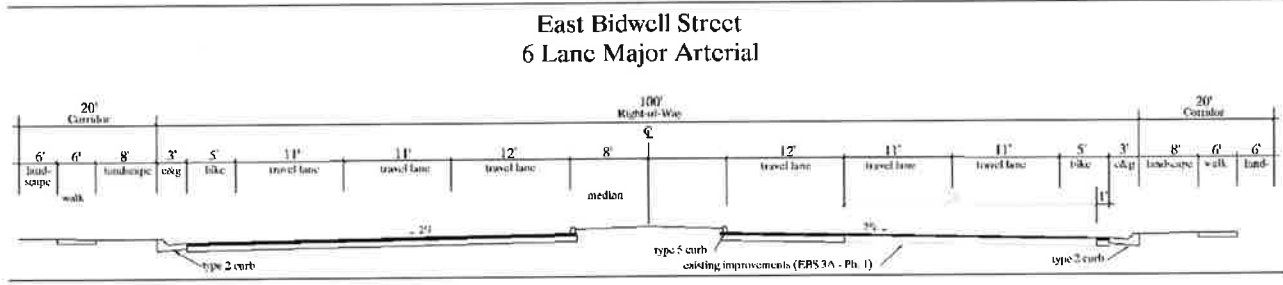
**East Bidwell Street  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 East Bidwell Street  
 EBS 3A (TI=10)  
 6-Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	58	SF	\$0.64	\$37.26
2	3" Asphalt Concrete Overlay	26	SF	\$2.83	\$73.60
3	6" Asphalt Concrete over 13" Aggregate Base	52	SF	\$8.99	\$467.62
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
6	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (6-lanes)	6	LF	\$1.93	\$11.56
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$989.03</b>
				<b>Use</b>	<b>\$990.00</b>



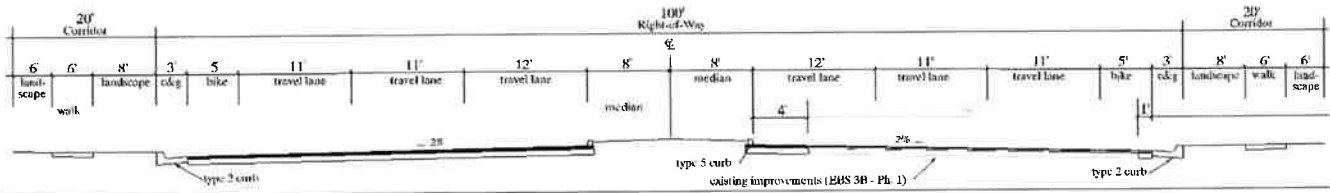


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 East Bidwell Street  
 EBS 3B (TI=10)  
 6-Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	50	SF	\$0.64	\$32.12
2	3" Asphalt Concrete Overlay	34	SF	\$2.83	\$96.24
3	6" Asphalt Concrete over 13" Aggregate Base	44	SF	\$8.99	\$395.68
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
6	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (6-lanes)	6	LF	\$1.93	\$11.56
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$934.59</b>
				<b>Use</b>	<b>\$935.00</b>

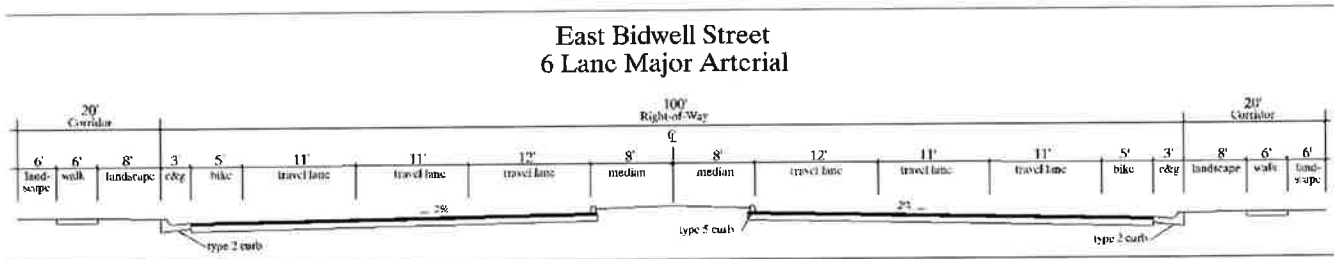
**East Bidwell Street  
 6 Lane Major Arterial**



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 East Bidwell Street  
 EBS 4 (TI=10)  
 6-Lane Major Arterial**

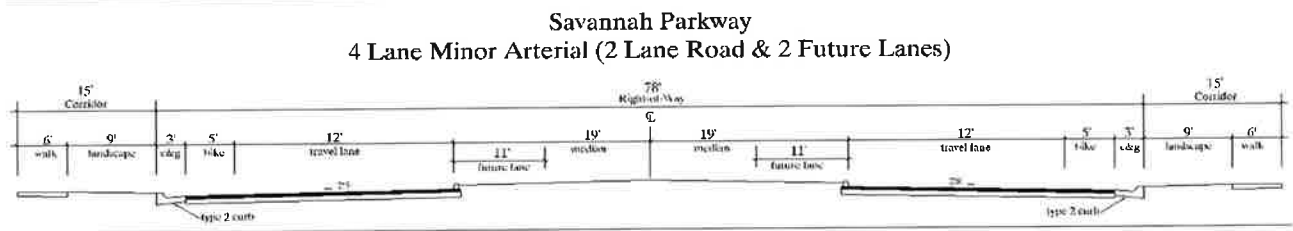
Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	84	SF	\$0.64	\$53.96
2	6" Asphalt Concrete over 13" Aggregate Base	78	SF	\$8.99	\$701.43
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (6-lanes)	6	LF	\$1.93	\$11.56
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$1,165.94</b>
				<b>Use</b>	<b>\$1,166.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Savannah Parkway  
 SP 1, SP 2, SP 3 (TI=9)  
 4-Lane Minor Arterial (2 Lane Road & 2 Future Lanes)**

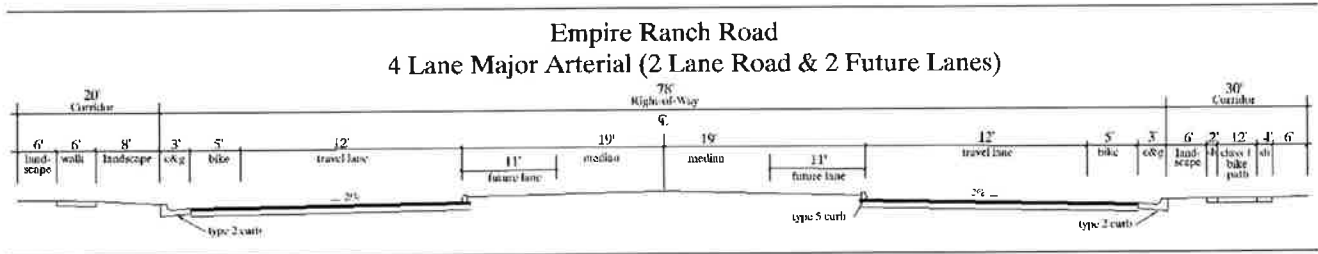
Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	5.5" Asphalt Concrete over 11" Aggregate Base	34	SF	\$6.80	\$231.35
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$772.94</b>
				<b>Use</b>	<b>\$773.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Empire Ranch Road - Phase 1  
 ERR 1 thru ERR 3 (TI=10)  
 4 Lane Major Arterial (2 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	6" Asphalt Concrete over 13" Aggregate Base	34	SF	\$8.99	\$305.75
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	6	SF	\$8.99	\$53.96
8	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$793.39</b>
				<b>Use</b>	<b>\$794.00</b>

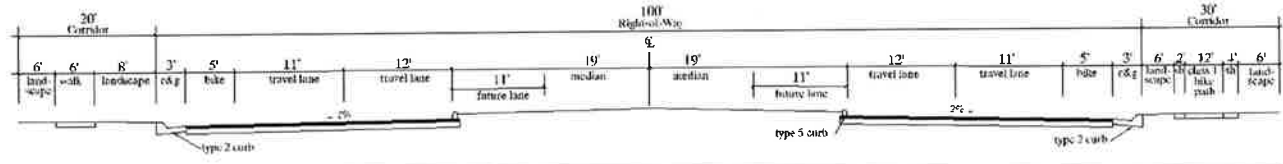


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Empire Ranch Road - Phase 1  
 ERR 4, ERR 5 (TI=10)  
 6 Lane Major Arterial (4 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.64	\$39.82
2	6" Asphalt Concrete over 13" Aggregate Base	56	SF	\$8.99	\$503.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$1.93	\$28.90
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$976.46</b>
				<b>Use</b>	<b>\$977.00</b>

**Empire Ranch Road  
 4 Lane Major Arterial (2 Lane Road & 2 Future Lanes)**

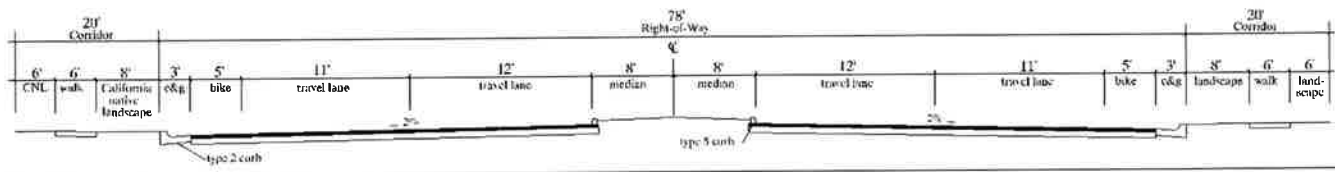


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Rowberry Drive  
 ROW 1- 2 (TI=9)  
 4-Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	62	SF	\$0.64	\$39.82
2	5.5" Asphalt Concrete over 11" Aggregate Base	56	SF	\$6.80	\$381.05
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (4-lanes)	4	LF	\$1.93	\$7.71
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$827.58</b>
				<b>Use</b>	<b>\$828.00</b>

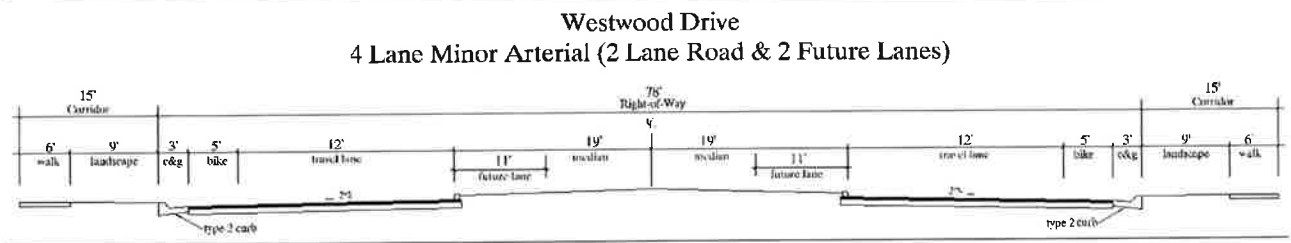
**Rowberry Road  
 4 Lane Major Arterial**



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Westwood Drive  
 WWD 1 (TI=9)  
 4-Lane Minor Arterial (2 Lane Road & 2 Future Lanes)**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	5.5" Asphalt Concrete over 11" Aggregate Base	34	SF	\$8.99	\$305.75
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	15	SF	\$7.71	\$115.62
6	Median Landscaping & Irrigation (Future Travel Lanes)	22	SF	\$5.14	\$113.05
7	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
8	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
9	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$847.35</b>
				<b>Use</b>	<b>\$848.00</b>

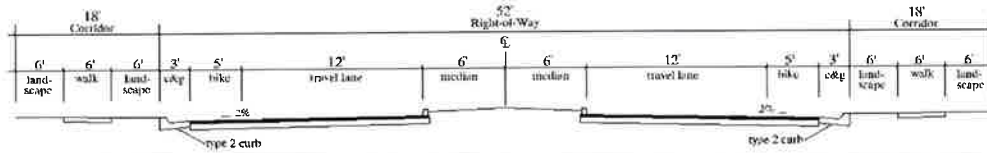


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Westwood Drive  
 WWD 2 (TI=7)  
 2-Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	Median Landscaping & Irrigation (CNL & Street Trees)	11	SF	\$7.71	\$84.79
6	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
7	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
8	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$589.82</b>
				<b>Use</b>	<b>\$590.00</b>

**Westwood Drive  
 2 Lane Collector**



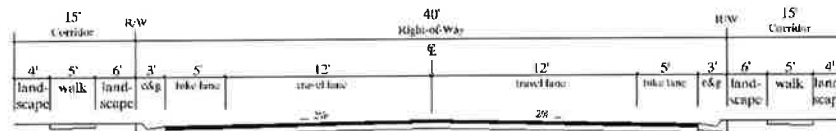


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Westwood Drive  
 WWD 3 (TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	PCC Sidewalk w/6" AB	10	SF	\$8.99	\$89.93
5	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
6	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$440.06</b>
				<b>Use</b>	<b>\$441.00</b>

**Westwood Drive  
 2 Lane Collector**

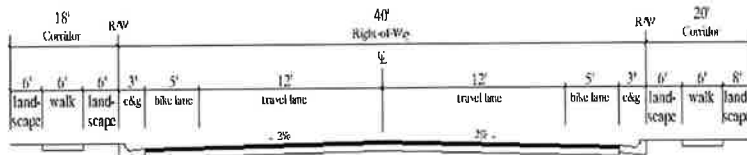


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Placerville Road  
 PR 4 (TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	Demo Existing Roadway	22	SF	\$1.28	\$28.26
3	4" Asphalt Concrete over 8.5" Aggregate Base	34	SF	\$5.65	\$192.11
4	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
5	PCC Sidewalk w/6" AB	12	SF	\$8.99	\$107.91
6	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
7	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$486.31</b>
				<b>Use</b>	<b>\$487.00</b>

**Placerville Road  
 2 Lane Local Street**

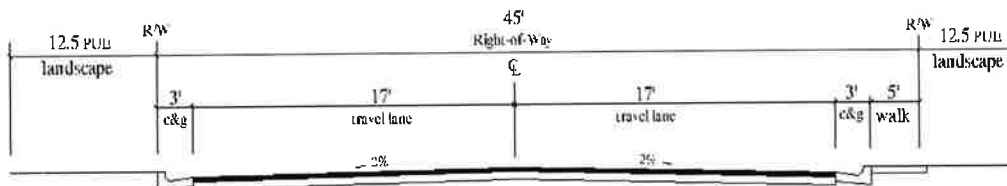


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Russell Ranch Road  
 RRR 1B(TI=7)  
 2 Lane Collector**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	40	SF	\$0.64	\$25.69
2	4" Asphalt Concrete over 12" Aggregate Base (1)	34	SF	\$6.68	\$227.28
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	PCC Sidewalk w/6" AB	5	SF	\$8.99	\$44.96
5	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
6	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$430.27</b>
				<b>Use</b>	<b>\$431.00</b>

**Russell Ranch Road  
 2 Lane Local Street**

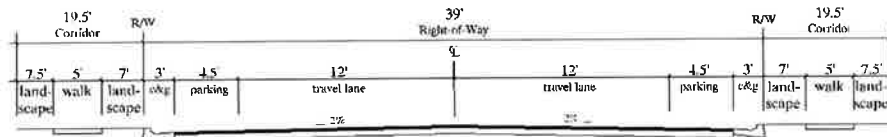


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Scenic Vista Court  
 SVC 1 (TI=6)  
 2 Lane Residential Road**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	39	SF	\$0.64	\$25.05
2	3" Asphalt Concrete over 10.5" Aggregate Base (1)	35	SF	\$4.88	\$170.71
3	Curb & Gutter, Type 2 (Vertical Curb)	2	LF	\$32.12	\$64.23
4	Median Curb, Type 5 (Barrier Curb)	2	LF	\$23.49	\$46.99
5	PCC Sidewalk w/6" AB	10	SF	\$8.99	\$89.93
6	Signing & Striping (2-lanes)	2	LF	\$1.93	\$3.85
7	Street Lights (Type A, 220' spacing, both sides)	1	LF	\$64.24	\$64.24
				<b>Subtotal</b>	<b>\$465.01</b>
				<b>Use</b>	<b>\$466.00</b>

**Scenic Vista Court  
 2 Lane Residential**



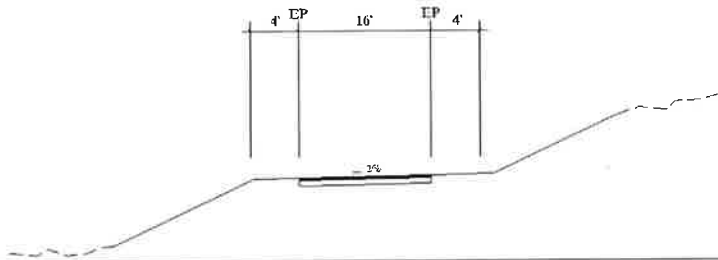
Note: (1) Pavement section is based on Geotechnical Engineering Study for Russell Ranch South Folsom California

**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Sewer Pipe Line Access Road  
 ACP 1 thru 6, OAP 2 thru 4, MP 2-3, SS 1-2  
 1-Lane Access Road**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	16	SF	\$0.64	\$10.28
2	3" Asphalt Concrete over 7.5" Aggregate Base	16	SF	\$4.63	\$74.03
				<b>Subtotal</b>	<b>\$84.31</b>
				<b>Use</b>	<b>\$85.00</b>

Sewer Line Access Road

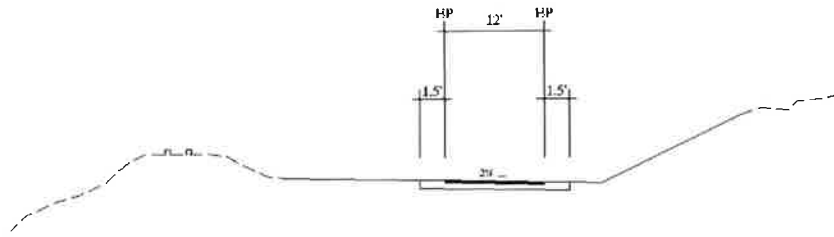


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Cost Per Linear Foot  
 Placerville Road Utility Corridor  
 PRC 1-4  
 1-Lane 69kV Access Road**

Item	Description	Qty.	Unit	Unit Cost	Per Foot Cost
1	Subgrade Preparation	15	SF	\$0.64	\$9.63
2	3" Asphalt Concrete over 8" Aggregate Base	12	SF	\$4.63	\$55.52
				<b>Subtotal</b>	<b>\$65.16</b>
				<b>Use</b>	<b>\$66.00</b>

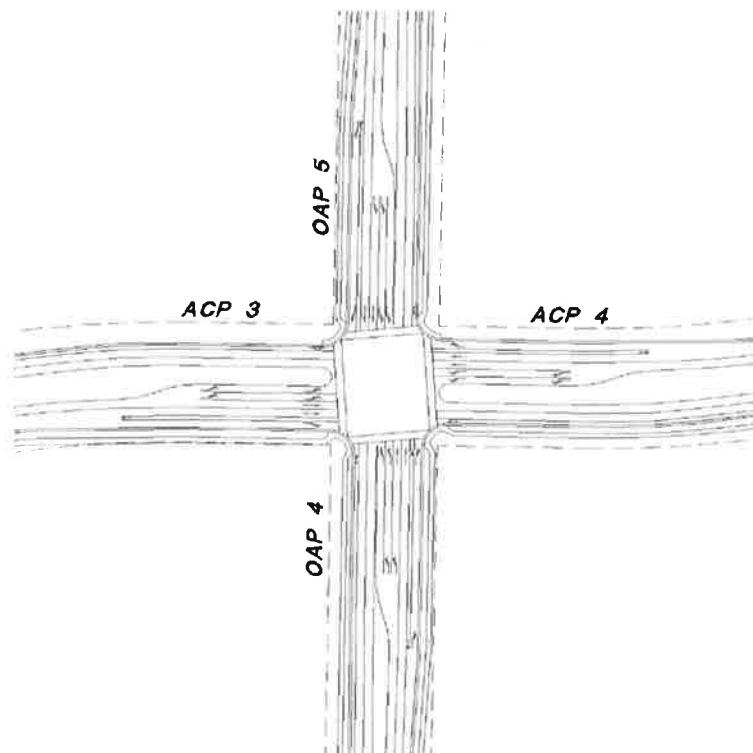
69 kV Access Road



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 1  
Alder Creek Parkway & Oak Avenue Parkway Intersection  
ACP / OAP  
6-Lane Ultimate (4 Lane Road & 2 Future) / 4 Lane Road**

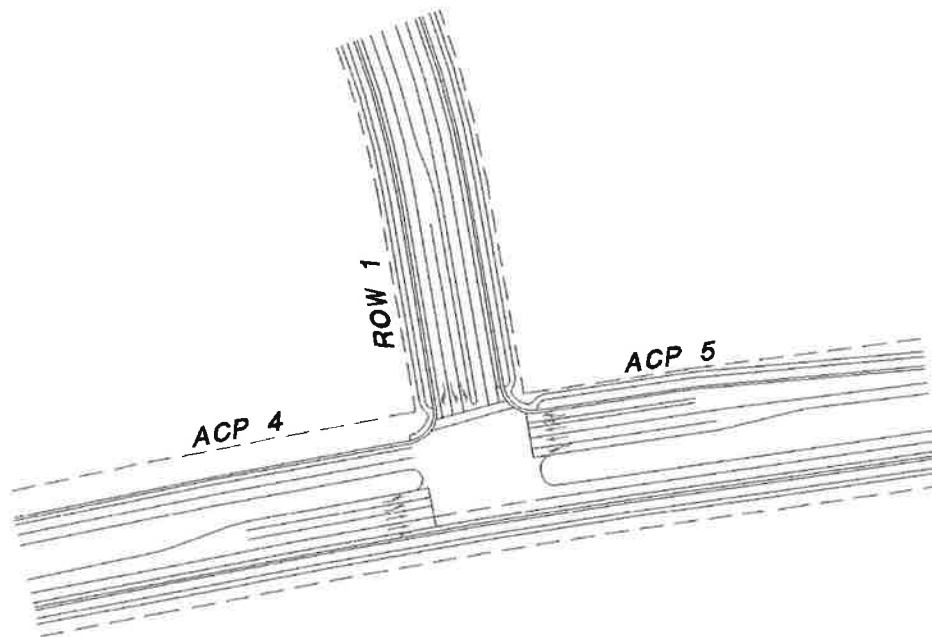
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	103,000	SF	\$0.64	\$66,160.30
2	6" Asphalt Concrete over 13" Aggregate Base	93,000	SF	\$8.99	\$836,317.57
3	Curb & Gutter, Type 2 (Vertical Curb)	3,200	LF	\$32.12	\$102,773.28
4	Median Curb, Type 5 (Barrier Curb)	3,200	LF	\$23.49	\$75,181.27
5	Median Landscaping & Irrigation (CNL & Street Trees)	14,000	SF	\$7.71	\$107,911.94
6	Median Landscaping & Irrigation (Future Travel Lanes)	18,000	SF	\$5.14	\$92,495.95
7	PCC Sidewalk w/6" AB	14,400	SF	\$8.99	\$129,494.33
8	Signing & Striping (4-lanes)	6,400	LF	\$1.93	\$12,332.79
9	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$64.24	\$102,790.70
10	Traffic Signals	1	LF	\$385,432	\$385,432.46
<b>Total</b>					<b>\$1,910,891.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 2  
Alder Creek Parkway & Rowberry Drive Intersection  
ACP / ROW  
6-Lane Ultimate (4 Lane Road & 2 Future) / 4 Lane Road**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	77,000	SF	\$0.64	\$49,459.64
2	6" Asphalt Concrete over 13" Aggregate Base	70,000	SF	\$8.99	\$629,486.34
3	Curb & Gutter, Type 2 (Vertical Curb)	2,500	LF	\$32.12	\$80,291.63
4	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$23.49	\$56,385.95
5	Median Landscaping & Irrigation (CNL & Street Trees)	11,000	SF	\$7.71	\$84,787.96
6	Median Landscaping & Irrigation (Future Travel Lanes)	18,000	SF	\$5.14	\$92,495.95
7	PCC Sidewalk w/6" AB	12,000	SF	\$8.99	\$107,911.94
8	Signing & Striping (4-lanes)	4,800	LF	\$1.93	\$9,249.60
9	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$64.24	\$77,093.02
10	Traffic Signals	1	LF	\$321,194	\$321,193.72
<b>Total</b>					<b>\$1,508,356.00</b>

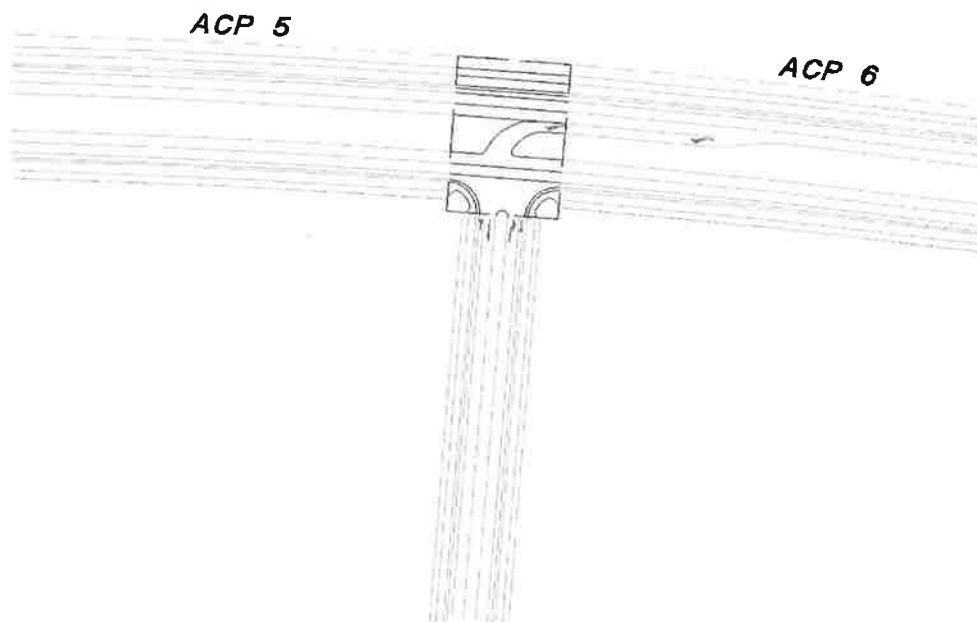




**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 3  
Alder Creek Parkway / Residential Street  
ACP at Residential Street  
6-Lane Ultimate (4 Lane Road & 2 Future)**

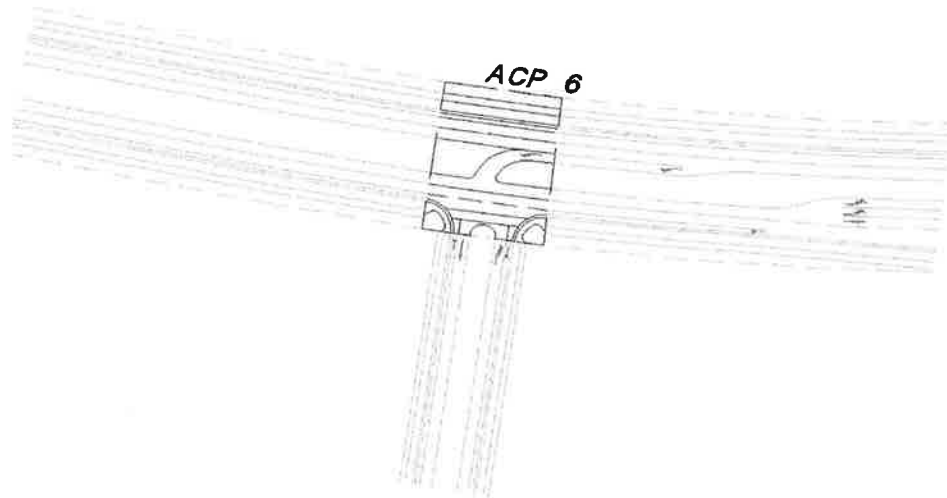
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	11,000	SF	\$0.64	\$7,065.66
2	6" Asphalt Concrete over 13" Aggregate Base	10,000	SF	\$8.99	\$89,926.62
3	Curb & Gutter, Type 2 (Vertical Curb)	300	LF	\$32.12	\$9,635.00
4	Median Curb, Type 5 (Barrier Curb)	350	LF	\$23.49	\$8,222.95
5	Median Landscaping & Irrigation (CNL & Street Trees)	1,100	SF	\$7.71	\$8,478.80
6	Median Landscaping & Irrigation (Future Travel Lanes)	2,100	SF	\$5.14	\$10,791.19
7	PCC Sidewalk w/6" AB	1,550	SF	\$8.99	\$13,938.63
8	Signing & Striping (4-lanes)	500	LF	\$1.93	\$963.50
9	Street Lights (Type A, 220' spacing, both sides)	120	LF	\$64.24	\$7,709.30
10	Traffic Signals	1	LF	\$321,194	\$321,193.72
<b>Total</b>					<b>\$477,926.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 4  
Alder Creek Parkway  
ACP / Collector Road (W. of East Bidwell St.)  
6-Lane Ultimate (4 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	12,000	SF	\$0.64	\$7,708.00
2	6" Asphalt Concrete over 13" Aggregate Base	11,000	SF	\$8.99	\$98,919.28
3	Curb & Gutter, Type 2 (Vertical Curb)	300	LF	\$32.12	\$9,635.00
4	Median Curb, Type 5 (Barrier Curb)	350	LF	\$23.49	\$8,222.95
5	Median Landscaping & Irrigation (CNL & Street Trees)	1,600	SF	\$7.71	\$12,332.79
6	Median Landscaping & Irrigation (Future Travel Lanes)	2,400	SF	\$5.14	\$12,332.79
7	PCC Sidewalk w/6" AB	1,630	SF	\$8.99	\$14,658.04
8	Signing & Striping (4-lanes)	600	LF	\$1.93	\$1,156.20
9	Street Lights (Type A, 220' spacing, both sides)	130	LF	\$64.24	\$8,351.74
10	Traffic Signals	1	LF	\$321,194	\$321,193.72
<b>Total</b>					<b>\$494,511.00</b>



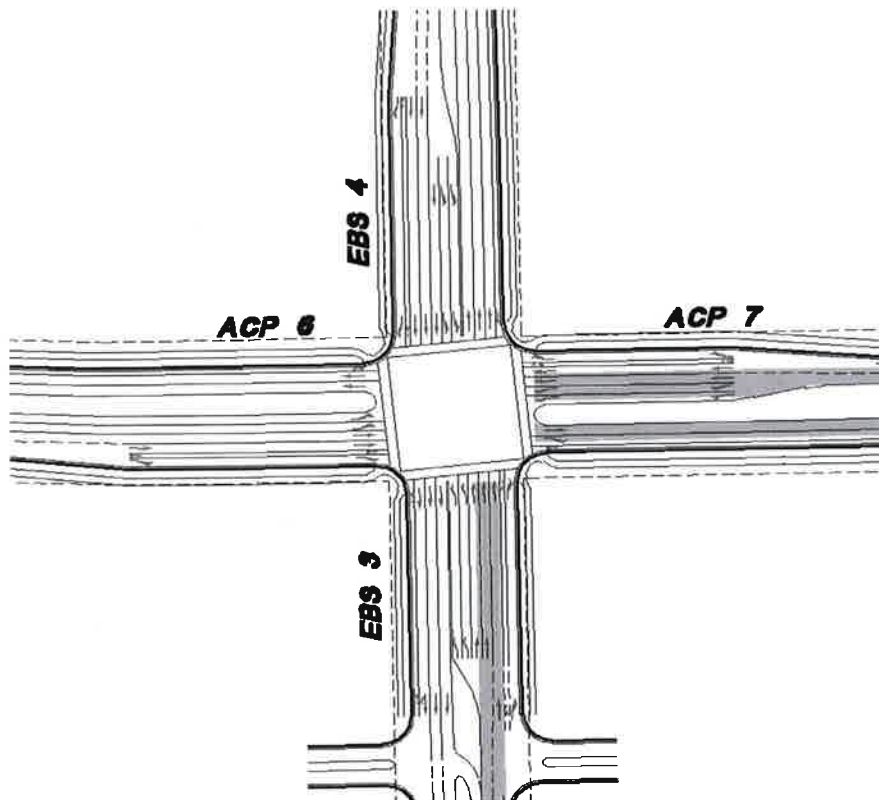
**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 5  
Alder Creek Parkway & East Bidwell Street Intersection  
ACP / EBS  
6-Lane Ultimate (4 Lane Road & 2 Future) / 6-Lane Ultimate (4 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	137,700	SF	\$0.64	\$88,449.25
2	2" Asphalt Concrete Paving Overlay	18,350	SF	\$1.93	\$35,360.43
3	3" Asphalt Concrete Paving Overlay	15,300	SF	\$2.83	\$43,308.49
4	6" Asphalt Concrete over 13" Aggregate Base	127,700	SF	\$8.99	\$1,148,362.94
5	Curb & Gutter, Type 2 (Vertical Curb)	3,200	LF	\$32.12	\$102,773.28
6	Median Curb, Type 5 (Barrier Curb)	2,300	LF	\$23.49	\$54,036.54
7	Median Landscaping & Irrigation (CNL & Street Trees)	8,820	SF	\$7.71	\$67,984.52
8	Median Landscaping & Irrigation (Future Travel Lanes)	16,170	SF	\$5.14	\$83,092.20
9	PCC Sidewalk w/6" AB	21,600	SF	\$8.99	\$194,241.50
10	Signing & Striping (4-lanes)	6,800	LF	\$1.93	\$13,103.59
11	Street Lights (Type A, 220' spacing, both sides)	1,700	LF	\$64.24	\$109,215.12
12	Traffic Signals	1	EA	\$385,432.46	\$385,432.46

Note: Grey Hatch Area Represents Existing Improvements

**Total**                      **\$2,325,361.00**



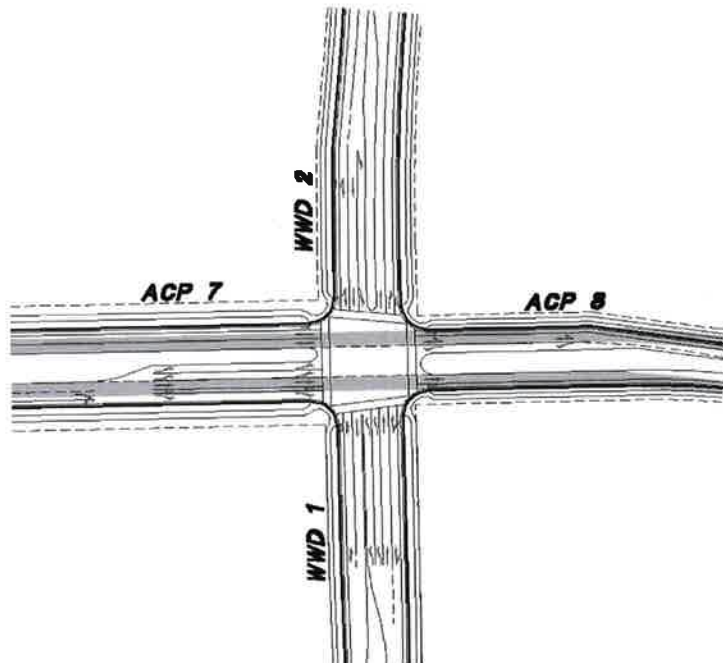
**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 6  
Alder Creek Parkway & Westwood Drive Intersection  
ACP / WWD**

**6-Lane Ultimate (4 Lane Road & 2 Future) to 2 Lane Road / 4-Lane Ultimate (2 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	86,000	SF	\$0.64	\$55,240.64
2	2" Asphalt Concrete Paving Overlay	35,000	SF	\$1.93	\$67,444.97
3	4" Asphalt Concrete over 8.5" Aggregate Base	48,000	SF	\$5.65	\$271,216.94
4	6" Asphalt Concrete over 13" Aggregate Base	28,000	SF	\$8.99	\$251,794.54
5	Curb & Gutter, Type 2 (Vertical Curb)	3,300	LF	\$32.12	\$105,984.95
6	Median Curb, Type 5 (Barrier Curb)	2,300	LF	\$23.49	\$54,036.54
7	Median Landscaping & Irrigation (CNL & Street Trees)	21,200	SF	\$7.71	\$163,409.52
8	Median Landscaping & Irrigation (Future Travel Lanes)	7,700	SF	\$5.14	\$39,567.71
9	PCC Sidewalk w/6" AB	20,900	SF	\$8.99	\$187,946.64
10	Signing & Striping (4-lanes)	6,400	LF	\$1.93	\$12,332.79
11	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$64.24	\$102,790.70
12	Traffic Signals	1	EA	\$385,432	\$385,432.46
				<b>Total</b>	<b>\$1,697,199.00</b>

Note: Grey Hatch Area Represents Existing Improvements



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

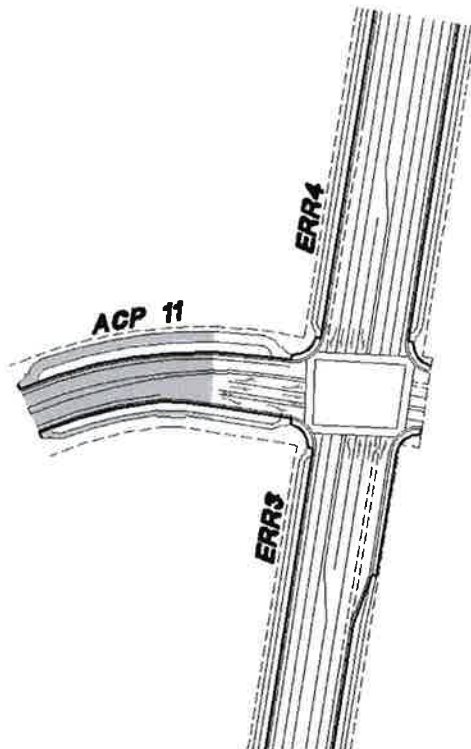
**Intersection No. 7  
Alder Creek Parkway & Empire Ranch Road Intersection  
ACP / ERR  
2-Lane Collector / 2 Lane Major Arterial (Future 4 and 6-lane)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	86,000	SF	\$0.64	\$55,240.64
2	4" Asphalt Concrete over 8.5" Aggregate Base	5,000	SF	\$5.65	\$28,251.77
3	6" Asphalt Concrete over 13" Aggregate Base	75,000	SF	\$8.99	\$674,449.65
4	Curb & Gutter, Type 2 (Vertical Curb)	1,920	LF	\$32.12	\$61,663.97
5	Median Curb, Type 5 (Barrier Curb)	1,880	LF	\$23.49	\$44,168.99
6	Median Landscaping & Irrigation (CNL & Street Trees)	1,920	SF	\$7.71	\$14,799.35
8	PCC Sidewalk w/6" AB	3,970	SF	\$8.99	\$35,700.87
9	Signing & Striping (2-lanes)	4,300	LF	\$1.93	\$8,286.10
10	Street Lights (Type A, 220' spacing, both sides)	1,100	LF	\$64.24	\$70,668.61
11	Traffic Signals	1	EA	\$385,432	\$385,432.46

Note: Grey Hatch Area Represents Existing Improvements

**Total**

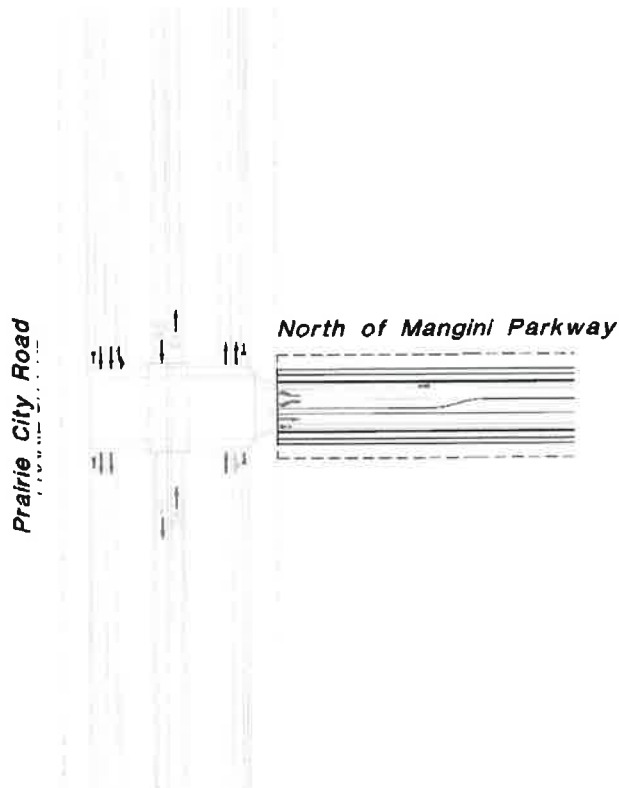
**\$1,378,663.00**



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 8  
 Collector Road North of Mangini Parkway  
 PCR Intersection  
 2 Lane Road**

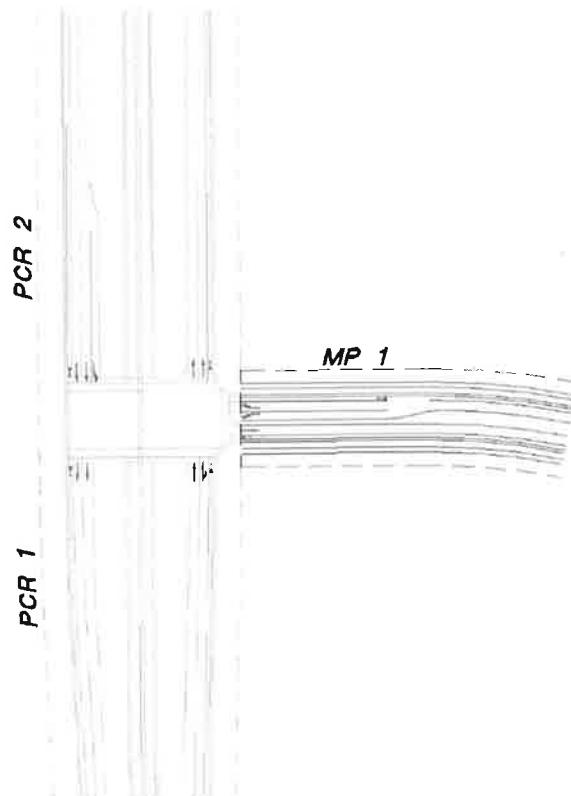
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	21,000	SF	\$0.64	\$13,488.99
2	4" Asphalt Concrete over 8.5" Aggregate Base	21,000	SF	\$5.65	\$118,657.41
3	Curb & Gutter, Type 2 (Vertical Curb)	800	LF	\$32.12	\$25,693.32
4	Median Curb, Type 5 (Barrier Curb)	800	LF	\$23.49	\$18,795.32
5	Median Landscaping & Irrigation (CNL & Street Trees)	4,500	SF	\$7.71	\$34,685.98
6	PCC Sidewalk w/6" AB	9,000	SF	\$8.99	\$80,933.96
7	Signing & Striping (2-lanes)	1,600	LF	\$1.93	\$3,083.20
8	Street Lights (Type A, 220' spacing, both sides)	400	LF	\$64.24	\$25,697.67
9	Traffic Signals	1	EA	\$321,194	\$321,193.72
				<b>Total</b>	<b>\$642,230.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 9  
Prairie City Road & Mangini Parkway  
MP 1A  
2 Lane Road**

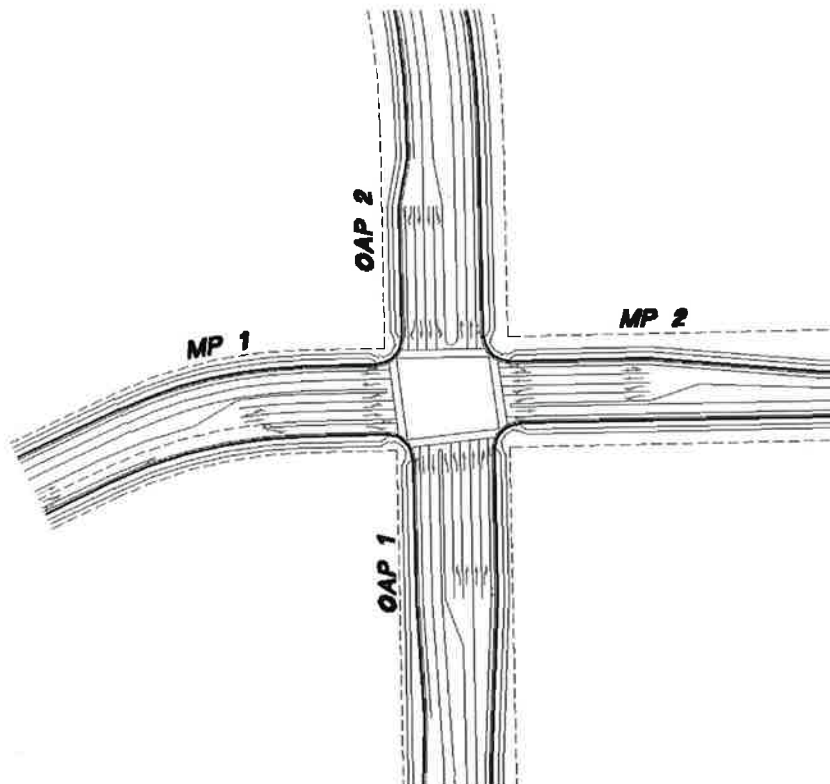
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	16,000	SF	\$0.64	\$10,277.33
2	4" Asphalt Concrete over 8.5" Aggregate Base	14,000	SF	\$5.65	\$79,104.94
3	Curb & Gutter, Type 2 (Vertical Curb)	800	LF	\$32.12	\$25,693.32
4	Median Curb, Type 5 (Barrier Curb)	800	LF	\$23.49	\$18,795.32
5	Median Landscaping & Irrigation (CNL & Street Trees)	9,000	SF	\$7.71	\$69,371.96
6	PCC Sidewalk w/6" AB	4,800	SF	\$8.99	\$43,164.78
7	Signing & Striping (2-lanes)	800	LF	\$1.93	\$1,541.60
8	Street Lights (Type A, 220' spacing, both sides)	800	LF	\$64.24	\$51,395.35
9	Traffic Signals	1	EA	\$321,194	\$321,193.72
<b>Total</b>					<b>\$620,539.00</b>



**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 10  
 Mangini Parkway & Oak Avenue Parkway Intersection  
 MP / OAP  
 2 Lane Road / 4 Lane Road**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	125,400	SF	\$0.64	\$80,548.56
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	17,000	SF	\$5.65	\$96,056.00
3	6" Asphalt Concrete over 13" Aggregate Base	98,200	SF	\$8.99	\$883,079.41
4	Curb & Gutter, Type 2 (Vertical Curb)	3,400	LF	\$32.12	\$109,196.61
5	Median Curb, Type 5 (Barrier Curb)	3,200	LF	\$23.49	\$75,181.27
6	Median Landscaping & Irrigation (CNL & Street Trees)	14,200	SF	\$7.71	\$109,453.54
7	PCC Sidewalk w/6" AB	19,200	SF	\$8.99	\$172,659.11
8	Signing & Striping (2-lanes)	4,800	LF	\$1.93	\$9,249.60
9	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$64.24	\$102,790.70
10	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
<b>Total</b>					<b>\$2,023,648.00</b>



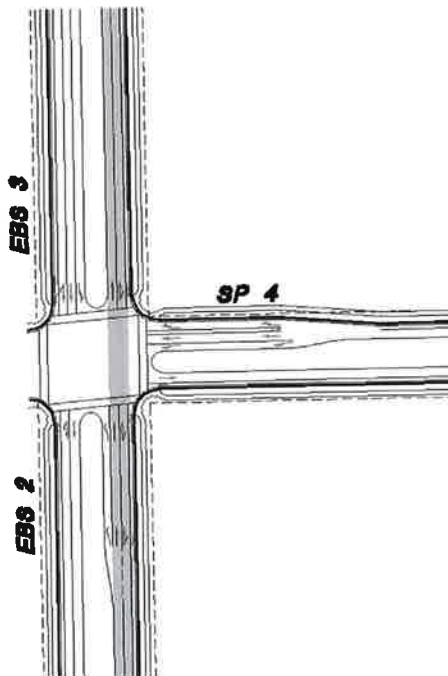


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 11  
East Bidwell Street & Savannah Parkway Intersection  
EB / SP  
6-Lane Road / 4-Lane Ultimate (2 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	67,600	SF	\$0.64	\$43,421.71
2	3" Asphalt Concrete Overlay	23,400	SF	\$2.83	\$66,236.51
3	4" Asphalt Concrete over 8.5" Aggregate Base Paving	17,000	SF	\$5.65	\$96,056.00
4	6" Asphalt Concrete over 13" Aggregate Base	44,600	SF	\$8.99	\$401,072.73
5	Curb & Gutter, Type 2 (Vertical Curb)	2,400	LF	\$32.12	\$77,079.96
6	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$23.49	\$56,385.95
7	Median Landscaping & Irrigation (CNL & Street Trees)	16,900	SF	\$7.71	\$130,265.13
8	Median Landscaping & Irrigation (Future Travel Lanes)	18,400	SF	\$5.14	\$94,551.42
9	PCC Sidewalk w/6" AB	14,400	SF	\$8.99	\$129,494.33
10	Signing & Striping (6-lanes)	4,800	LF	\$1.93	\$9,249.60
11	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$64.24	\$77,093.02
12	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
				<b>Total</b>	<b>\$1,566,339.00</b>

Note: Grey Hatch Area Represents Existing Improvements

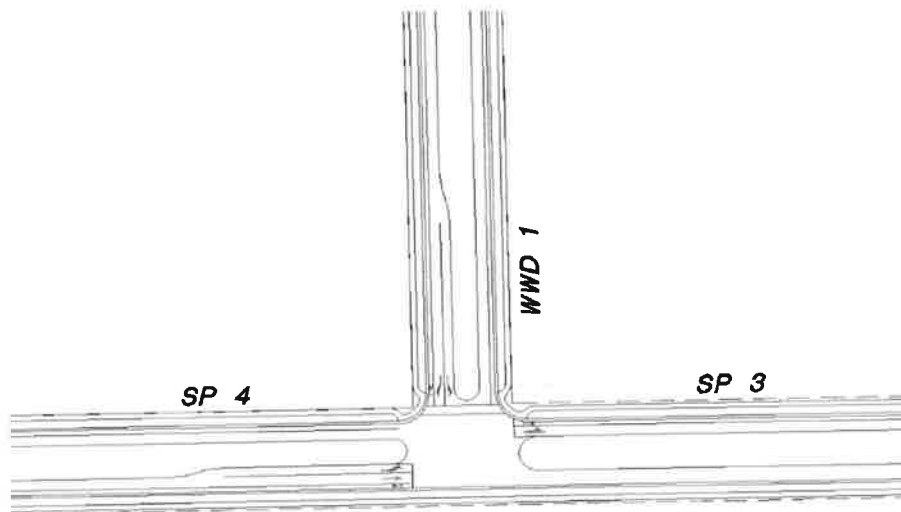


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 12  
Savannah Parkway & Westwood Drive Intersection  
SP / WWD**

**4-Lane Ultimate (2 Lane Road & 2 Future) / 4-Lane Ultimate (2 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	54,000	SF	\$0.64	\$34,685.98
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	47,000	SF	\$5.65	\$265,566.59
3	Curb & Gutter, Type 2 (Vertical Curb)	2,400	LF	\$32.12	\$77,079.96
4	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$23.49	\$56,385.95
5	Median Landscaping & Irrigation (CNL & Street Trees)	14,000	SF	\$7.71	\$107,911.94
6	Median Landscaping & Irrigation (Future Travel Lanes)	18,000	SF	\$5.14	\$92,495.95
7	PCC Sidewalk w/6" AB	14,400	SF	\$8.99	\$129,494.33
8	Signing & Striping (2-lanes)	2,400	LF	\$1.93	\$4,624.80
9	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$64.24	\$77,093.02
10	Traffic Signals	1	EA	\$321,193.72	\$321,193.72
<b>Total</b>					<b>\$1,166,533.00</b>

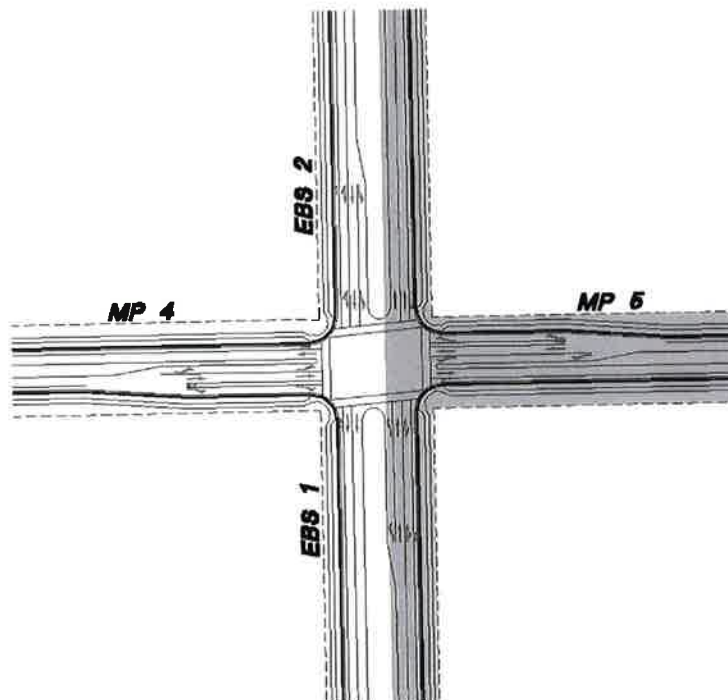


**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 13  
East Bidwell Street & Mangini Parkway Intersection  
EBS / MP  
4-Lane Road / 2 Lane Road**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	58,000	SF	\$0.64	\$37,255.31
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	18,000	SF	\$5.65	\$101,706.35
3	6" Asphalt Concrete over 13" Aggregate Base	34,000	SF	\$8.99	\$305,750.51
4	Curb & Gutter, Type 2 (Vertical Curb)	1,700	LF	\$32.12	\$54,598.31
5	Median Curb, Type 5 (Barrier Curb)	1,700	LF	\$23.49	\$39,940.05
6	Median Landscaping & Irrigation (CNL & Street Trees)	6,900	SF	\$7.71	\$53,185.17
7	Median Landscaping & Irrigation (Future Travel Lanes)	18,900	SF	\$5.14	\$97,120.75
8	PCC Sidewalk w/6" AB	9,800	SF	\$8.99	\$88,128.09
9	Signing & Striping (6-lanes)	2,400	LF	\$1.93	\$4,624.80
10	Street Lights (Type A, 220' spacing, both sides)	1,000	LF	\$64.24	\$64,244.19
11	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
				<b>Total</b>	<b>\$1,231,986.00</b>

Note: Grey Hatch Area Represents Existing Improvements

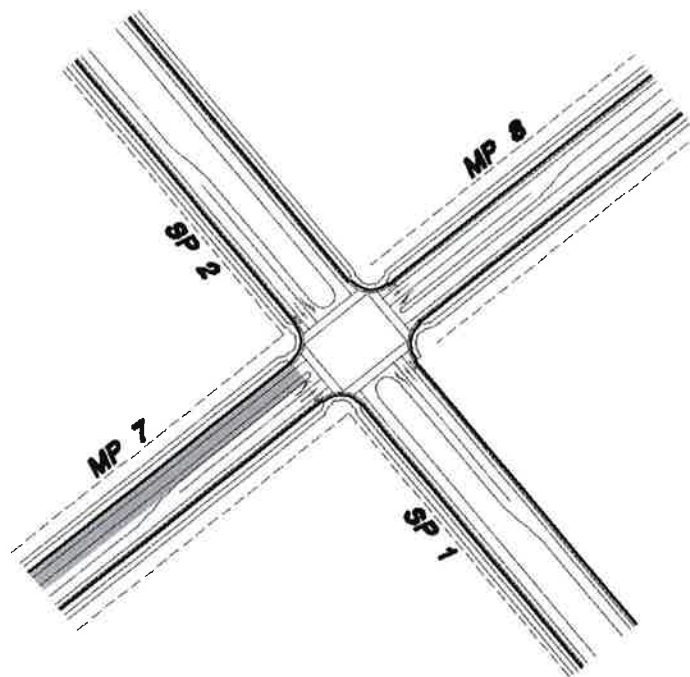


**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

**Intersection No. 14  
 Savannah Parkway & Mangini Parkway Intersection  
 SP / MP  
 4-Lane Ultimate (2 Lane Road & 2 Future)**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	75,000	SF	\$0.64	\$48,174.98
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	66,000	SF	\$5.65	\$372,923.30
3	Curb & Gutter, Type 2 (Vertical Curb)	3,000	LF	\$32.12	\$96,349.95
4	Median Curb, Type 5 (Barrier Curb)	3,300	LF	\$23.49	\$77,530.68
5	Median Landscaping & Irrigation (CNL & Street Trees)	15,900	SF	\$7.71	\$122,557.14
6	Median Landscaping & Irrigation (Future Travel Lanes)	17,600	SF	\$5.14	\$90,440.49
7	PCC Sidewalk w/6" AB	3,000	SF	\$8.99	\$26,977.99
8	Signing & Striping (2-lanes)	3,200	LF	\$1.93	\$6,166.40
9	Street Lights (Type A, 220' spacing, both sides)	1,600	LF	\$64.24	\$102,790.70
10	Traffic Signals	1	EA	\$385,432.46	\$385,432.46

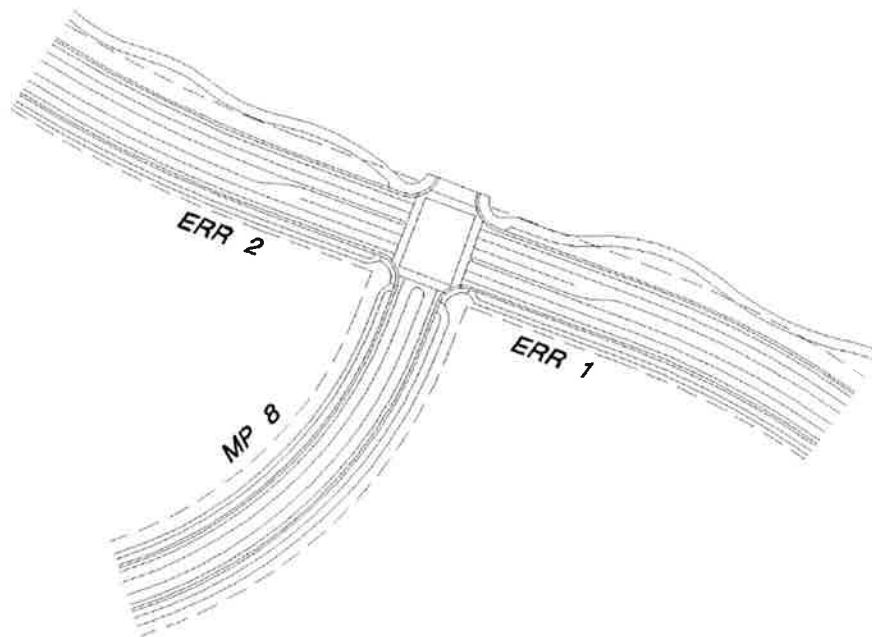
Note: Grey Hatch Area Represents Existing Improvements **Total** **\$1,329,345.00**



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 15  
Empire Ranch Road & Mangini Parkway Intersection  
MP / ERR  
4-Lane Ultimate (2-Lane Road & 2 Future)**

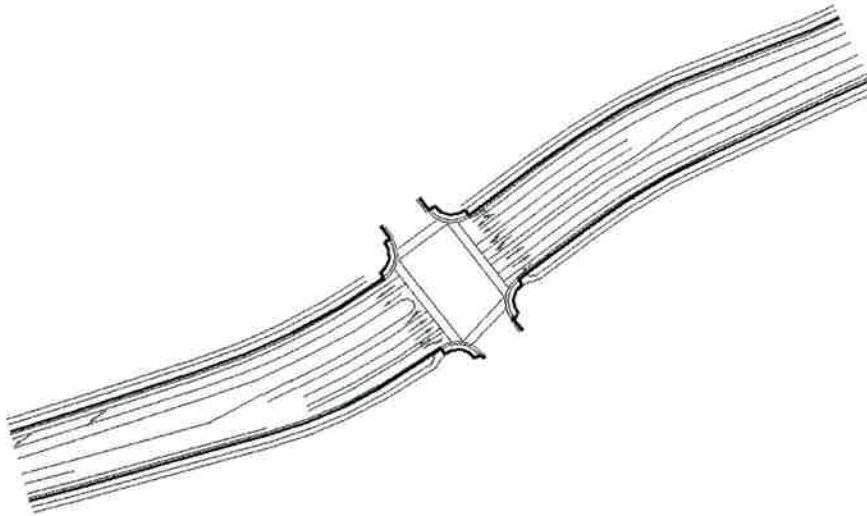
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	65,530	SF	\$0.64	\$42,092.08
2	4" Asphalt Concrete over 8.5" Aggregate Base Paving	16,000	SF	\$5.65	\$90,405.65
3	6" Asphalt Concrete over 13" Aggregate Base	42,000	SF	\$8.99	\$377,691.80
4	Curb & Gutter, Type 2 (Vertical Curb)	2,510	LF	\$32.12	\$80,612.79
5	Median Curb, Type 5 (Barrier Curb)	2,400	LF	\$23.49	\$56,385.95
6	Median Landscaping & Irrigation (CNL & Street Trees)	13,200	SF	\$7.71	\$101,745.55
7	Median Landscaping & Irrigation (Future Travel Lanes)	17,800	SF	\$5.14	\$91,468.22
8	PCC Sidewalk w/6" AB	10,830	SF	\$8.99	\$97,390.53
9	Signing & Striping (2-lanes)	2,400	LF	\$1.93	\$4,624.80
10	Street Lights (Type A, 220' spacing, both sides)	1,200	LF	\$64.24	\$77,093.02
11	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
<b>Total</b>					<b>\$1,404,943.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 16  
Mangini Parkway & High School Access Intersection  
MP 1B / High School Access  
4-Lane Road**

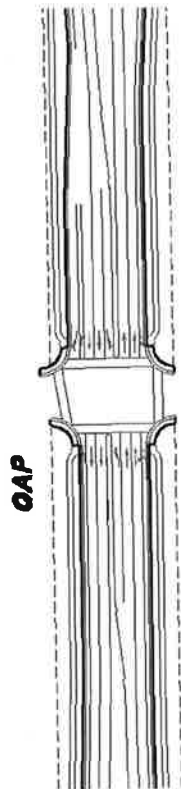
Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	54,400	SF	\$0.64	\$34,942.92
2	5.5" Asphalt Concrete over 11" Aggregate Base Paving	49,000	SF	\$6.80	\$333,414.38
3	Curb & Gutter, Type 2 (Vertical Curb)	1,800	LF	\$32.12	\$57,809.97
4	Median Curb, Type 5 (Barrier Curb)	1,600	LF	\$23.49	\$37,590.63
5	Median Landscaping & Irrigation (CNL & Street Trees)	6,300	SF	\$7.71	\$48,560.37
6	PCC Sidewalk w/6" AB	10,800	SF	\$8.99	\$97,120.75
7	Signing & Striping (4-lanes)	3,200	LF	\$1.93	\$6,166.40
8	Street Lights (Type A, 220' spacing, both sides)	800	LF	\$64.24	\$51,395.35
9	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
<b>Total</b>					<b>\$1,052,434.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

**Intersection No. 17  
Oak Avenue Parkway & High School Access Intersection  
OAP 1 / High School Access  
4 Lane Major Arterial**

Item	Description	Qty.	Unit	Unit Cost	Total Cost
1	Subgrade Preparation	62,000	SF	\$0.64	\$39,824.65
2	5.5" Asphalt Concrete over 11" Aggregate Base Paving	56,600	SF	\$6.80	\$385,127.63
3	Curb & Gutter, Type 2 (Vertical Curb)	1,800	LF	\$32.12	\$57,809.97
4	Median Curb, Type 5 (Barrier Curb)	1,600	LF	\$23.49	\$37,590.63
5	Median Landscaping & Irrigation (CNL & Street Trees)	6,300	SF	\$7.71	\$48,560.37
6	PCC Sidewalk w/6" AB	10,800	SF	\$8.99	\$97,120.75
7	Signing & Striping (4-lanes)	3,200	LF	\$1.93	\$6,166.40
8	Street Lights (Type A, 220' spacing, both sides)	800	LF	\$64.24	\$51,395.35
9	Traffic Signals	1	EA	\$385,432.46	\$385,432.46
<b>Total</b>					<b>\$1,109,029.00</b>



**APPENDIX E:**  
**Dry Utility**  
**Construction Cost Estimates**





**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

<b>Roadway</b>	<b>Total Remaining Construction Budget</b>
<b>Backbone Dry Utility System Summary</b>	
Alder Creek Parkway	\$4,209,938.92
Prairie City Road	\$5,835,656.58
Oak Avenue Parkway	\$2,879,323.22
Empire Ranch Road	\$1,291,526.02
Rowberry Drive	\$573,297.64
Mangini Parkway	\$2,130,613.62
Savannah Parkway	\$397,877.97
<b>Subtotal Backbone Roadways Dry Utility System Summary</b>	<b>\$17,318,233.97</b>
<b>Electrical Transmission System - 69KV Pole Relocation</b>	
Alder Creek Parkway	\$1,497,427.27
<b>Total Backbone Dry Utility System</b>	<b>\$18,815,661.24</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

08/22/2023 Item No. 15.

Section	Description	Qty.	Unit	Unit Cost	Const. Cost	Percent Complete	SMUD Contract Costs (50%)	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Dry Utility System (Natural Gas, Electrical, Telecommunications &amp; Broadband)</b>										
<b>Alder Creek Parkway</b>										
ACP 1-DU	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	1,000	LF	\$231.26	\$231,262	0.00%	\$115,631	\$34,689	\$46,252	\$427,834
ACP 2-DU	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	1,130	LF	\$231.26	\$261,326	0.00%	\$130,663	\$39,199	\$52,265	\$483,452
ACP 3-DU	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	1,810	LF	\$231.26	\$418,584	0.00%	\$209,292	\$62,788	\$83,717	\$774,380
ACP 4-DU	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	2,360	LF	\$231.26	\$545,778	0.00%	\$272,889	\$81,867	\$109,156	\$1,009,688
ACP 5-DU	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	2,480	LF	\$231.26	\$573,529	0.00%	\$286,764	\$86,029	\$114,706	\$1,061,028
ACP 6-DU	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	2,690	LF	\$231.26	\$622,094	66.91%	\$102,925	\$30,878	\$41,170	\$380,824
ACP 11B-DU	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	170	LF	\$231.26	\$39,314	0.00%	\$19,657	\$5,897	\$7,863	\$72,732
<b>Prairie City Road</b>										
PCR 1-DU	Prairie City Road (Sta 99+40 to Sta 121+80)	2,240	LF	\$231.26	\$518,026	0.00%	\$259,013	\$77,704	\$103,605	\$958,348
PCR 2-DU	Prairie City Road (Sta 121+80 to Sta 143+40)	2,170	LF	\$231.26	\$501,838	0.00%	\$250,919	\$75,276	\$100,368	\$928,400
PCR 3-DU	Prairie City Road (Sta 143+40 to Sta 176+30)	3,300	LF	\$231.26	\$763,163	0.00%	\$381,582	\$114,475	\$152,633	\$1,411,852
PCR 4-DU	Prairie City Road (Sta 176+30 to Sta 194+50)	1,820	LF	\$231.26	\$420,896	0.00%	\$210,448	\$63,134	\$84,179	\$778,658
PCR 5-DU	Prairie City Road (Sta 194+50 to Sta 235+50)	4,110	LF	\$231.26	\$950,485	0.00%	\$475,243	\$142,573	\$190,097	\$1,758,398
<b>Oak Avenue Parkway</b>										
OAP 2-DU	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	1,050	LF	\$231.26	\$242,825	0.00%	\$121,412	\$36,424	\$48,565	\$449,226
OAP 3-DU	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	2,400	LF	\$231.26	\$555,028	0.00%	\$277,514	\$83,254	\$111,006	\$1,026,802
OAP 4-DU	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	2,340	LF	\$231.26	\$541,152	0.00%	\$270,576	\$81,173	\$108,230	\$1,001,132
OAP 5-DU	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	940	LF	\$231.26	\$217,386	0.00%	\$108,693	\$32,608	\$43,477	\$402,164

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

08/22/2023 Item No. 15.

Section	Description	Qty.	Unit	Unit Cost	Const. Cost	Percent Complete	SMUD Contract Costs (50%)	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Backbone Dry Utility System (Natural Gas, Electrical, Telecommunications &amp; Broadband) (Continued)</b>										
<b>Empire Ranch Road</b>										
ERR 1-DU	Empire Ranch Road (Sta 105+70 to Sta 129+30)	2,370	LF	\$231.26	\$548,090	82.49%	\$47,985	\$58,791	\$19,194	\$221,941
ERR 3-DU	Empire Ranch Road (Sta 145+80 to Sta 156+70)	1,100	LF	\$231.26	\$254,388	0.00%	\$127,194	\$38,158	\$50,878	\$470,617
ERR 4-DU	Empire Ranch Road (Sta 156+70 to Sta 165+00)	840	LF	\$231.26	\$194,260	0.00%	\$97,130	\$29,139	\$38,852	\$359,381
ERR 5-DU	Empire Ranch Road (Sta 165+00 to Sta 170+60)	560	LF	\$231.26	\$129,507	0.00%	\$64,753	\$19,426	\$25,901	\$239,587
<b>Rowberry Drive</b>										
ROW 1-DU	Rowberry Drive (Sta 100+60 to Sta 107+50)	700	LF	\$231.26	\$161,883	0.00%	\$80,942	\$24,282	\$32,377	\$299,484
ROW 2-DU	Rowberry Drive (Sta 107+50 to Sta 113+90)	640	LF	\$231.26	\$148,007	0.00%	\$74,004	\$22,201	\$29,601	\$273,814
<b>Mangini Parkway</b>										
MP 1A-DU	Mangini Parkway (Sta 100+60 to Sta 129+70)	2,920	LF	\$231.26	\$675,284	0.00%	\$337,642	\$101,293	\$135,057	\$1,249,275
MP 1B-DU	Mangini Parkway (Sta 129+70 to Sta 150+20)	2,060	LF	\$231.26	\$476,399	0.00%	\$238,200	\$71,460	\$95,280	\$881,338
<b>Savannah Parkway</b>										
SP 1-DU	Savannah Parkway (Sta 170+20 to Sta 183+90)	1,380	LF	\$231.26	\$319,141	32.61%	\$107,535	\$32,260	\$43,014	<u>\$397,878</u>
<b>Total Dry Utility System</b>										<b>\$17,318,234</b>
<b>Backbone - Electrical Transmission System</b>										
<b>69 kV Pole Relocation</b>										
	1 Alder Creek Parkway (Sta 389+00 to Sta 405+00)*	2,200	LF	\$321	\$706,638	0.00%	\$353,319	\$105,996	\$141,328	\$1,307,281
	2 Alder Creek Parkway (Sta 442+00)	2	EA	\$51,391	\$102,782	0.00%	\$51,391	\$15,417	\$20,556	<u>\$190,147</u>
<b>Total Electrical Transmission System</b>										<b>\$1,497,427</b>

\* Actual relocation length exceeds Alder Creek Parkway stationing.

**APPENDIX F:**  
**On-Site Potable Water**  
**Construction Cost Estimates**



**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Potable Water Pipelines System Summary</b>	
<b>Pipelines</b>	
Alder Creek Parkway	\$5,599,389
Oak Avenue Parkway	\$2,845,355
Empire Ranch Road	\$1,541,675
Rowberry Drive	\$294,634
Mangini Parkway	\$2,091,901
Prairie City Road	\$3,245,182
<b>Subtotal Potable Water Pipelines System</b>	<b>\$15,618,136</b>
<b>Pressure Reducing Stations</b>	
Zone 3 to Zone 2	\$112,728
<b>Subtotal Pressure Reducing Stations</b>	<b>\$112,728</b>
<b>Storage Tanks</b>	
Zone 3 Storage Tank - Phase 2	\$6,302,995
<b>Subtotal Storage Tanks</b>	<b>\$6,302,995</b>
<b>Total Potable Water System</b>	<b>\$22,033,860</b>

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

08/22/2023 Item No. 15.

Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water Pipelines</b>											
<b>Alder Creek Parkway</b>											
ACP 1-W	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	12	1,000	LF	2	\$311.78	\$311,781.91	0.00%	\$46,767.29	\$62,356.38	\$420,905.57
ACP 2-W	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	12	1,130	LF	2	\$311.78	\$352,313.55	0.00%	\$52,847.03	\$70,462.71	\$475,623.30
ACP 3-W	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	12	1,810	LF	2	\$311.78	\$564,325.25	0.00%	\$84,648.79	\$112,865.05	\$761,839.09
ACP 4-W	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	18	2,360	LF	2	\$480.61	\$1,134,231.61	0.00%	\$170,134.74	\$226,846.32	\$1,531,212.68
ACP 5-W	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	18	630	LF	2	\$480.61	\$302,782.17	0.00%	\$45,417.33	\$60,556.43	\$408,755.93
ACP 5-W	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	18	1,850	LF	3	\$480.61	\$889,122.24	0.00%	\$133,368.34	\$177,824.45	\$1,200,315.02
ACP 6-W	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	18	2,680	LF	3	\$480.61	\$1,288,025.73	68.25%	\$61,342.23	\$81,789.63	\$552,080.03
ACP 11-W	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	16	200	LF	5	\$460.48	\$92,095.31	0.00%	\$13,814.30	\$18,419.06	\$124,328.67
ACP 11-W	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	16	200	LF	6	\$460.48	\$92,095.31	0.00%	\$13,814.30	\$18,419.06	\$124,328.67
<b>Oak Avenue Parkway</b>											
OAP 1-W	Oak Avenue Parkway (Sta 100+30 to Sta 119+00)	12	1,880	LF	2	\$311.78	\$586,149.98	48.40%	\$45,368.01	\$60,490.68	\$408,312.08
OAP 2-W	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	12	1,050	LF	2	\$311.78	\$327,371.00	0.00%	\$49,105.65	\$65,474.20	\$441,950.85
OAP 3-W	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	12	2,400	LF	2	\$311.78	\$748,276.57	0.00%	\$112,241.49	\$149,655.31	\$1,010,173.38
OAP 4-W	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	12	2,340	LF	2	\$311.78	\$729,569.66	0.00%	\$109,435.45	\$145,913.93	\$984,919.04
<b>Empire Ranch Road</b>											
ERR 4-W	Empire Ranch Road (Sta 156+70 to Sta 165+00)	16	840	LF	5	\$460.48	\$386,800.30	0.00%	\$58,020.05	\$77,360.06	\$522,180.41
ERR 4-W	Empire Ranch Road (Sta 156+70 to Sta 165+00)	16	840	LF	6	\$460.48	\$386,800.30	0.00%	\$58,020.05	\$77,360.06	\$522,180.41
ERR 5-W	Empire Ranch Road (Sta 165+00 to Sta 170+60)	16	400	LF	6	\$460.48	\$184,190.62	0.00%	\$27,628.59	\$36,838.12	\$248,657.34
ERR 5-W	Empire Ranch Road (Sta 165+00 to Sta 170+60)	16	400	LF	5	\$460.48	\$184,190.62	0.00%	\$27,628.59	\$36,838.12	\$248,657.34
<b>Rowberry Drive</b>											
ROW 1-W	Rowberry Drive (Sta 100+60 to Sta 107+50)	12	700	LF	2	\$311.78	\$218,247.33	0.00%	\$32,737.10	\$43,649.47	\$294,633.90

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

08/22/2023 Item No. 15.

Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water Pipelines (Continued)</b>											
<b>Mangini Parkway</b>											
MP 1-W	Mangini Parkway (Sta 100+60 to Sta 150+20)	12	4,970	LF	2	\$311.78	\$1,549,556.07	0.00%	\$232,433.41	\$309,911.21	\$2,091,900.70
<b>Prairie City Road</b>											
PCR 1-W	Prairie City Road (Sta 99+40 to Sta 121+80)	12	2240	LF	2	\$311.78	\$698,391.47	0.00%	\$104,758.72	\$139,678.29	\$942,828.48
PCR 2-W	Prairie City Road (Sta 121+80 to Sta 143+40)	12	2170	LF	2	\$311.78	\$676,566.74	0.00%	\$101,485.01	\$135,313.35	\$913,365.09
PCR 3-W	Prairie City Road (Sta 143+40 to Sta 176+30)	12	3300	LF	2	\$311.78	\$1,028,880.29	0.00%	\$154,332.04	\$205,776.06	\$1,388,988.39
<b>Subtotal Potable Water Pipelines</b>											<b>\$15,618,136</b>
<b>Potable Water Pressure Reducing Stations</b>											
<b>Pressure Reducing Station</b>											
	Zone 3 to Zone 2		3	EA	3	\$83,510	\$250,531.10	66.67%	\$12,525.30	\$16,700.40	\$112,727.72
<b>Subtotal Potable Water Pressure Reducing Stations</b>											<b>\$112,727.72</b>

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

08/22/2023 Item No. 15.

Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water Storage Tanks</b>											
Zone 3 Storage Tank - Phase 2											
<u>Tank Site Improvements</u>											
	Site Mobilization/Demobilization		1	LS	3	\$95,260.00	\$95,260.00	0.00%	\$14,289.00	\$19,052.00	\$128,601.00
	Rough Grade Excavation -Stockpile		30,000	CY	3	\$7.62	\$228,600.00	0.00%	\$34,290.00	\$45,720.00	\$308,610.00
	Rock Excavation		2,000	CY	3	\$13.06	\$26,120.00	0.00%	\$3,918.00	\$5,224.00	\$35,262.00
	Structural Backfill (Within 10-ft of Tank)		4,900	CY	3	\$13.06	\$63,994.00	0.00%	\$9,599.10	\$12,798.80	\$86,391.90
	Site Grading (Slope Reconstruction)		33,000	CY	3	\$5.12	\$168,960.00	0.00%	\$25,344.00	\$33,792.00	\$228,096.00
	Concrete Lined V-Ditch		500	LF	3	\$17.96	\$8,980.00	0.00%	\$1,347.00	\$1,796.00	\$12,123.00
	Type 'F' Field Inlet		1	EA	3	\$7,185.00	\$7,185.00	0.00%	\$1,077.75	\$1,437.00	\$9,699.75
	12-inch RCP CL III Drain Pipe		15	LF	3	\$141.53	\$2,122.95	0.00%	\$318.44	\$424.59	\$2,865.98
	24-inch DIP CL 350 Tank Overflow Pipe		60	LF	3	\$293.95	\$17,637.00	0.00%	\$2,645.55	\$3,527.40	\$23,809.95
	24-inch DIP CL 350 Transmission Main		180	LF	3	\$348.38	\$62,708.40	0.00%	\$9,406.26	\$12,541.68	\$84,656.34
	30-inch DIP CL 350 Distribution Main		80	LF	3	\$598.79	\$47,903.20	0.00%	\$7,185.48	\$9,580.64	\$64,669.32
	Site Paving (3" AC / 10.5" AB)		11,000	SF	3	\$4.90	\$53,900.00	0.00%	\$8,085.00	\$10,780.00	\$72,765.00
	Site Ground Cover (4-inch Layer Crushed Gravel)		27,000	SF	3	\$1.63	\$44,010.00	0.00%	\$6,601.50	\$8,802.00	\$59,413.50
	Site Lighting & Security		1	LS	3	\$59,334.00	\$59,334.00	0.00%	\$8,900.10	\$11,866.80	\$80,100.90
	Tube Steel Perimeter Fencing		620	LF	3	\$49.00	\$30,380.00	0.00%	\$4,557.00	\$6,076.00	\$41,013.00
	Reseeding (Hydro-Seeding)		85,000	SF	3	\$0.08	\$6,800.00	0.00%	\$1,020.00	\$1,360.00	\$9,180.00
	Erosion Control (Construction SWPPP)		120,000	SF	3	\$0.33	\$39,600.00	0.00%	\$5,940.00	\$7,920.00	\$53,460.00
<u>Tank Improvements</u>											
	3.0 MG Prestressed Concrete Tank		1	LS	3	\$3,483,840	\$3,483,840.00	0.00%	\$522,576.00	\$696,768.00	\$4,703,184.00
	Tank Appurtenances (mixing, sampling, hatches & instrumentation)		1	LS	3	\$179,636	\$179,636.00	0.00%	\$26,945.40	\$35,927.20	\$242,508.60
	30-inch Check Valve (Tank Inlet)		1	LS	3	\$41,915	\$41,915.00	0.00%	\$6,287.25	\$8,383.00	\$56,585.25
<b>Total Potable Water Zone 3 Storage Tank - Phase 2</b>											<b>\$6,302,995.49</b>
<b>Total Potable Water System</b>											<b>\$15,730,864.08</b>



**APPENDIX G:**  
**Off-Site Potable Water**  
**Construction Cost Estimates**



**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

**Remaining Work Backbone Infrastructure Construction Cost Summary**

<b>Backbone Roadway Rough Grading</b>	<b>\$24,705,607</b>
<b>Backbone Roadways</b>	<b>\$58,639,698</b>
<b>Community Entry Improvements</b>	<b>\$2,700,000</b>
<b>Railroad Crossings</b>	<b>\$1,951,252</b>
<b>City Fiber Optic &amp; Traffic Control System</b>	<b>\$5,403,286</b>
<b>Signalized Intersections &amp; Improvements</b>	<b>\$14,310,114</b>
<b>Open Space Vehicular Access Barrier</b>	<b>\$827,852</b>
<b>Dry Utility &amp; Electrical Transmission System</b>	<b>\$18,815,661</b>
<b>Potable Water System</b>	<b>\$22,033,860</b>
<b>Non-Potable Water System</b>	<b>\$13,195,764</b>
<b>Sanitary Sewer System</b>	<b>\$6,666,675</b>
<b>Storm Drain System</b>	<b>\$45,982,584</b>
<b>Total Estimated Remaining SPIF Backbone Infrastructure Construction Cost</b>	<b>\$215,232,354</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**Offsite Water Improvements,**  
**Storage Reservoirs and Booster Pump Stations**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Offsite Potable Water System Improvements</b>									
Offsite Potable Water Pipeline (City of Folsom Water Treatment Plant to Iron Point Road)									
OFF W2-P	Mobilization/Demobilization	1	LS	\$138,800	\$138,800	0.00%	\$20,820	\$27,760	\$187,380
OFF W2-P	Erosion Control (Construction SWPPP)	1	LS	\$178,000	\$178,000	0.00%	\$26,700	\$35,600	\$240,300
OFF W2-P	Traffic Control	1	LS	\$178,000	\$178,000	0.00%	\$26,700	\$35,600	\$240,300
OFF W2-P	Sheering, Shoring & Bracing	1	LS	\$178,000	\$178,000	0.00%	\$26,700	\$35,600	\$240,300
OFF W2-P	Tree Protection/Tree Removal	1	LS	\$118,700	\$118,700	0.00%	\$17,805	\$23,740	\$160,245
OFF W2-P	Rock Removal	950	CY	\$220	\$209,000	0.00%	\$31,350	\$41,800	\$282,150
OFF W2-P	Signal Detector Loop - Type A	14	EA	\$2,400	\$33,600	0.00%	\$5,040	\$6,720	\$45,360
OFF W2-P	Pavement Striping and Markings	1	LS	\$118,700	\$118,700	0.00%	\$17,805	\$23,740	\$160,245
OFF W2-P	Open Cut Install 24-inch DIP CL 350 - Paved Street (Restrained)	6,970	LF	\$720	\$5,018,400	0.00%	\$752,760	\$1,003,680	\$6,774,840
OFF W2-P	Open Cut Install 24-inch DIP CL 350 - Unpaved Street (Restrained)	8,220	LF	\$600	\$4,932,000	0.00%	\$739,800	\$986,400	\$6,658,200
OFF W2-P	Open Cut Install 24-inch DIP CL 350 - Paved Trail (Restrained)	3,640	LF	\$650	\$2,366,000	0.00%	\$354,900	\$473,200	\$3,194,100
OFF W2-P	Aerial Pipe Installation at Creek Crossings	2	EA	\$237,000	\$474,000	0.00%	\$71,100	\$94,800.00	\$639,900
OFF W2-P	2-inch Combination Air Release/Vacuum Relief Valve	16	EA	\$12,000	\$192,000	0.00%	\$28,800	\$38,400	\$259,200
OFF W2-P	6-inch Blow-Off Assemblies	15	EA	\$12,000	\$180,000	0.00%	\$27,000	\$36,000.00	\$243,000
OFF W2-P	24-inch Butterfly Valves	29	EA	\$26,000	\$754,000	0.00%	\$113,100	\$150,800	\$1,017,900
OFF W2-P	Pipeline Connections	3	EA	\$30,000	\$90,000	0.00%	\$13,500	\$18,000	\$121,500
OFF W2-P	Cathodic Protection	1	LS	\$237,000	\$237,000	0.00%	\$35,550	\$47,400	\$319,950
Subtotal Offsite Potable Water Pipeline									\$20,784,870
Offsite Potable Water Booster Pump Station (City of Folsom Water Treatment Plant)									
OFF W2-BPS	Site Work	1	LS	\$1,000,000	\$1,000,000	0.00%	\$150,000	\$200,000	\$1,350,000
OFF W2-BPS	Yard Piping & Structures	1	LS	\$484,000	\$484,000	0.00%	\$72,600	\$96,800	\$653,400
OFF W2-BPS	Building Structure	1	LS	\$675,000	\$675,000	0.00%	\$101,250	\$135,000	\$911,250
OFF W2-BPS	Mechanical	1	LS	\$2,145,000	\$2,145,000	0.00%	\$321,750	\$429,000	\$2,895,750
OFF W2-BPS	Electrical	1	LS	\$3,375,000	\$3,375,000	0.00%	\$506,250	\$675,000	\$4,556,250
Subtotal Offsite Potable Water Booster Pump Station									\$10,366,650
<b>Total Offsite Potable Water System</b>									<b>\$31,151,520</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**Offsite Water Improvements,**  
**Storage Reservoirs and Booster Pump Stations**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water System - Storage Tanks</b>									
Zone 3 Storage Tank - Phase 1									
<u>Tank Site Improvements</u>									
	Site Mobilization/Demobilization	1	LS	\$107,000	\$107,000	0.00%	\$16,050	\$21,400	\$144,450
	Rough Grade Excavation -Stockpile	51,000	CY	\$7.60	\$387,600	0.00%	\$58,140	\$77,520	\$523,260
	Rock Excavation	2,000	CY	\$13.00	\$26,000	0.00%	\$3,900	\$5,200	\$35,100
	Structural Backfill (Within 10-ft of Tank)	4,900	CY	\$13.00	\$63,700	0.00%	\$9,555	\$12,740	\$85,995
	Site Grading (Slope Reconstruction)	42,000	CY	\$5.40	\$226,800	0.00%	\$34,020	\$45,360	\$306,180
	Concrete Lined V-Ditch	540	LF	\$18.00	\$9,720	0.00%	\$1,458	\$1,944	\$13,122
	Type 'F' Field Inlet	1	EA	\$7,200	\$7,200	0.00%	\$1,080	\$1,440	\$9,720
	12-inch RCP CL III Drain Pipe	15	LF	\$140	\$2,100	0.00%	\$315	\$420	\$2,835
	24-inch DIP CL 350 Tank Overflow Pipe	240	LF	\$290	\$69,600	0.00%	\$10,440	\$13,920	\$93,960
	Tank Overflow Structure	1	EA	\$60,000	\$60,000	0.00%	\$9,000	\$12,000	\$81,000
	2-inch Water Service	1	LS	\$12,000	\$12,000	0.00%	\$1,800	\$2,400	\$16,200
	24-inch DIP CL 350 Transmission Main	500	LF	\$350	\$175,000	0.00%	\$26,250	\$35,000	\$236,250
	30-inch DIP CL 350 Distribution Main	400	LF	\$600	\$240,000	0.00%	\$36,000	\$48,000	\$324,000
	25-ft. Wide Double Swing Entrance Gate & App.	1	EA	\$41,600	\$41,600	0.00%	\$6,240	\$8,320	\$56,160
	Site Paving (3" AC / 10.5" AB)	13,300	SF	\$4.90	\$65,170	0.00%	\$9,776	\$13,034	\$87,980
	Site Ground Cover (4-inch Layer Crushed Gravel)	30,000	SF	\$1.60	\$48,000	0.00%	\$7,200	\$9,600	\$64,800
	Site Landscaping	5,000	SF	\$6.00	\$30,000	0.00%	\$4,500	\$6,000	\$40,500
	Tube Steel Perimeter Fencing	1,260	LF	\$50.00	\$63,000	0.00%	\$9,450	\$12,600	\$85,050
	Site Lighting & Security	1	LS	\$71,300	\$71,300	0.00%	\$10,695	\$14,260	\$96,255
	Dry Utility Service	1	LS	\$18,000	\$18,000	0.00%	\$2,700	\$3,600	\$24,300
	Reseeding (Hydro-Seeding)	170,700	SF	\$0.07	\$11,949	0.00%	\$1,792	\$2,390	\$16,131
	Erosion Control (Construction SWPPP)	184,000	SF	\$0.38	\$69,920	0.00%	\$10,488	\$13,984	\$94,392
<u>Tank Improvements</u>									
	3.0 MG Prestressed Concrete Tank	1	LS	\$3,480,000	\$3,480,000	0.00%	\$522,000	\$696,000	\$4,698,000
	Tank Appurtenances (mixing, sampling, hatches & instrumentation)	1	LS	\$180,000	\$180,000	0.00%	\$27,000	\$36,000	\$243,000
	30-inch Check Valve (Tank Inlet)	1	LS	\$41,900	\$41,900	0.00%	\$6,285	\$8,380	\$56,565
	24-inch Flow Meter w/Bypass, Valving and Appurtenances	1	LS	\$83,300	\$83,300	0.00%	\$12,495	\$16,660	\$112,455
Total Zone 3 Storage Tank - Phase 1									\$7,547,660

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**Offsite Water Improvements,**  
**Storage Reservoirs and Booster Pump Stations**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water System - Storage Tanks (Continued)</b>									
Zone 4 Storage Tank									
<u>Tank Site Access and Utility Extensions</u>									
	Mobilization/Demobilization	1	LS	\$142,600	\$142,600	0.00%	\$21,390	\$28,520	\$192,510
	Clearing and Grubbing	140,000	SF	\$0.05	\$7,000	70.00%	\$315	\$420	\$2,835
	Pad Construction	1	EA	\$32,700	\$32,700	100.00%	\$0	\$0	\$0
	Excavation	27,000	CY	\$9.25	\$249,750	100.00%	\$0	\$0	\$0
	Subgrade Preparation	46,000	SF	\$0.65	\$29,900	0.00%	\$4,485	\$5,980	\$40,365
	16-ft Wide Access Road (3"AC/10.5"AB)	46,000	SF	\$4.90	\$225,400	0.00%	\$33,810	\$45,080	\$304,290
	Remove & Reinstall Railroad Tracks at Water Pipeline Crossing	1	EA	\$6,500	\$6,500	0.00%	\$975	\$1,300	\$8,775
	Masonry Retaining Wall	2,000	FSF	\$100.00	\$200,000	100.00%	\$0	\$0	\$0
	20-ft Wide Pipe Gate	1	EA	\$8,700.00	\$8,700	0.00%	\$1,305	\$1,740	\$11,745
	Rock Lined Drainage Ditch	2,300	LF	\$16.00	\$36,800	100.00%	\$0	\$0	\$0
	City Fiber Optic Conduit & Pull Boxes	100	LF	\$26.00	\$2,600	0.00%	\$390	\$520	\$3,510
	Dry Utility Service	1	EA	\$17,900	\$17,900	100.00%	\$0	\$0	\$0
	15-inch RCP CL III Storm Drain Pipe	440	LF	\$160.00	\$70,400	0.00%	\$10,560	\$14,080	\$95,040
	18-inch RCP CL III Storm Drain Pipe	105	LF	\$170.00	\$17,850	0.00%	\$2,678	\$3,570	\$24,098
	18-inch Storm Drain Outfall Structure	1	EA	\$5,400	\$5,400	0.00%	\$810	\$1,080	\$7,290
	48-inch Storm Drain Manhole	3	EA	\$13,300	\$39,900	0.00%	\$5,985	\$7,980	\$53,865
	Type 'F' Field Inlet	2	EA	\$7,200	\$14,400	0.00%	\$2,160	\$2,880	\$19,440
	1-inch Metered Water Service	1	EA	\$2,600	\$2,600	100.00%	\$0	\$0	\$0
	2-inch Non-Potable Irrigation Service	1	EA	\$5,000	\$5,000	100.00%	\$0	\$0	\$0
	12-inch DIP CL 350 Water Pipeline w/Cathodic Protection	2,710	LF	\$240.00	\$650,400	0.00%	\$97,560	\$130,080	\$878,040
	18-inch DIP CL 350 Water Pipeline w/Cathodic Protection	2,500	LF	\$325.00	\$812,500	55.20%	\$54,600	\$72,800	\$491,400
	12-inch Gate Valve	3	EA	\$4,100.00	\$12,300	0.00%	\$1,845	\$2,460	\$16,605
	18-inch Butterfly Valve	3	EA	\$8,200.00	\$24,600	33.33%	\$2,460	\$3,280	\$22,141
	2-inch Combination Air Release/Vacuum Relief Valve	6	EA	\$8,400.00	\$50,400	0.00%	\$7,560	\$10,080	\$68,040
	Reseeding (Hydro-Seeding)	268,000	SF	\$0.07	\$18,760	62.69%	\$1,050	\$1,400	\$9,449
	Erosion Control (Construction SWPPP)	140,000	SF	\$0.38	\$53,200	15.13%	\$6,773	\$9,030	\$60,954

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**Offsite Water Improvements,**  
**Storage Reservoirs and Booster Pump Stations**  
**Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water System - Storage Tanks (Continued)</b>									
<u>Tank On-Site Improvements</u>									
	Subgrade Preparation	14,400	SF	\$0.65	\$9,360	0.00%	\$1,404	\$1,872	\$12,636
	Site paving (3"AC/10.5"AB)	14,400	SF	\$4.90	\$70,560	0.00%	\$10,584	\$14,112	\$95,256
	Type 2 Curb & Gutter	580	LF	\$33.00	\$19,140	0.00%	\$2,871	\$3,828	\$25,839
	30-Ft Wide Rolling Entrance Gate & Appurtenances	1	EA	\$41,600	\$41,600	0.00%	\$6,240	\$8,320	\$56,160
	Masonry Retaining Wall	1,980	FSF	\$100.00	\$198,000	0.00%	\$29,700	\$39,600	\$267,300
	Masonry Perimeter Wall (8-ft Tall)	600	LF	\$130.00	\$78,000	0.00%	\$11,700	\$15,600	\$105,300
	12-inch RCP CL III Strom Drain Pipe	30	LF	\$140.00	\$4,200	0.00%	\$630	\$840	\$5,670
	15-inch RCP CL III Strom Drain Pipe	120	LF	\$160.00	\$19,200	0.00%	\$2,880	\$3,840	\$25,920
	Type 'B' Drainage Inlet	2	EA	\$4,900	\$9,800	0.00%	\$1,470	\$1,960	\$13,230
	12-inch DIP CL 350 Water Pipeline w/Cathodic Protection	50	LF	\$240.00	\$12,000	0.00%	\$1,800	\$2,400	\$16,200
	18-inch DIP CL 350 Water Pipeline w/Cathodic Protection	100	LF	\$325.00	\$32,500	0.00%	\$4,875	\$6,500	\$43,875
	12-inch Gate Valve	1	EA	\$4,100	\$4,100	0.00%	\$615	\$820	\$5,535
	18-inch Butterfly Valve	1	EA	\$8,200	\$8,200	0.00%	\$1,230	\$1,640	\$11,070
	2-inch Combination Air Release/Vacuum Relief Valve	2	EA	\$8,400	\$16,800	0.00%	\$2,520	\$3,360	\$22,680
<u>Tank and Appurtenances</u>									
	2.5 MG Prestressed Concrete Tank (slab on grade with flat roof)	1	LS	\$3,440,000	\$3,440,000	0.00%	\$516,000	\$688,000	\$4,644,000
	Tank Appurtenances (mixing, sampling, hatches & instrumentation)	1	LS	\$178,000	\$178,000	0.00%	\$26,700	\$35,600	\$240,300
	12-inch Check Valve (Tank Inlet)	1	EA	\$13,000	\$13,000	0.00%	\$1,950	\$2,600	\$17,550
	12-inch Flow Meter w/Bypass, Valving and Appurtenances	1	LS	\$72,000	\$72,000	0.00%	\$10,800	\$14,400	\$97,200
	12-inch Tank Drain Piping DIP CL 350	20	LF	\$230.00	\$4,600	0.00%	\$690	\$920	\$6,210
	12-inch Tank Drain Gate Valve	1	EA	\$41,000	\$41,000	0.00%	\$6,150	\$8,200	\$55,350
	Site Electrical - Lighting & Security	1	LS	\$120,000	\$120,000	0.00%	\$18,000	\$24,000	\$162,000
	<b>Total Zone 4 Storage Tank</b>								<b>\$8,239,672</b>

**FOLSOM PLAN AREA  
 Backbone Infrastructure  
 Offsite Water Improvements,  
 Storage Reservoirs and Booster Pump Stations  
 Construction Cost Estimate**

Section	Description	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Coningency (20%)	Total Remaining Construction Budget
<b>Potable Water System - Booster Pump Stations</b>									
Zone 3 to Zone 4 Booster Pump Station - Phase 2									
	Piping, Valves, Fittings & Appurtenances	1	LS	\$65,000	\$65,000	0.00%	\$9,750	\$13,000	\$87,750
	Major Equipment	1	LS	\$190,000	\$190,000	0.00%	\$28,500	\$38,000	\$256,500
	Major Electrical	1	LS	\$130,000	\$130,000	0.00%	\$19,500	\$26,000	\$175,500
	Subtotal Zone 3 to Zone 4 Booster Pump Station - Phase 2								\$519,750
	<b>Total Potable Water System</b>								<b>\$53,761,598</b>

**APPENDIX H:**  
**Recycled Water**  
**Construction Cost Estimates**





**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Non-Potable Water System Summary</b>	
<b>Non-Potable Water Pipelines</b>	
Alder Creek Parkway	\$6,631,808
Mangini Parkway	\$1,672,469
Empire Ranch Road	\$1,096,042
Rowberry Drive	\$731,460
Prairie City Road	\$1,840,725
Placerville Road Utility Corridor	<u>\$659,565</u>
Subtotal Non-Potable Water Pipelines	\$12,632,069
<b>Non-Potable Water Pressure Reducing Stations</b>	
Pressure Reducing Stations	<u>\$563,695</u>
<b>Total Non-Potable Water System</b>	<b>\$13,195,764</b>

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Non-Potable Water System</b>											
Non-Potable Water Pipelines											
Alder Creek Parkway											
ACP 1-NP	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	16	1,000	LF	2	\$405.48	\$405,475.43	0.00%	\$60,821.31	\$81,095.09	\$547,391.83
ACP 2-NP	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	16	1,130	LF	2	\$405.48	\$458,187.23	0.00%	\$68,728.09	\$91,637.45	\$618,552.77
ACP 3-NP	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	16	1,810	LF	2	\$405.48	\$733,910.52	0.00%	\$110,086.58	\$146,782.10	\$990,779.21
ACP 4-NP	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	16	2,360	LF	2	\$405.48	\$956,922.01	0.00%	\$143,538.30	\$191,384.40	\$1,291,844.71
ACP 5-NP	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	12	2,480	LF	3	\$249.27	\$618,186.50	0.00%	\$92,727.98	\$123,637.30	\$834,551.78
ACP 5-NP	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	16	2,480	LF	5	\$405.48	\$1,005,579.06	0.00%	\$150,836.86	\$201,115.81	\$1,357,531.73
ACP 6-NP	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	12	2,690	LF	3	\$249.27	\$670,532.94	67.98%	\$32,205.70	\$42,940.93	\$289,851.28
ACP 6-NP	Alder Creek Parkway (Sta 466+70 to Sta 493+50)	16	2,690	LF	5	\$405.48	\$1,090,728.90	67.98%	\$52,387.71	\$69,850.28	\$471,489.38
ACP 11-NP	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	16	260	LF	5	\$405.48	\$105,423.61	0.00%	\$15,813.54	\$21,084.72	\$142,321.88
ACP 11-NP	Alder Creek Parkway (Sta 563+70 to Sta 568+20)	12	260	LF	6	\$249.27	\$64,809.88	0.00%	\$9,721.48	\$12,961.98	\$87,493.33
Mangini Parkway											
MP 1-NP	Mangini Parkway (Sta 100+60 to Sta 150+20)	12	4,970	LF	2	\$249.27	\$1,238,865.70	0.00%	\$185,829.85	\$247,773.14	\$1,672,468.69
Empire Ranch Road											
ERR 4-NP	Empire Ranch Road (Sta 156+70 to Sta 165+00)	12	840	LF	6	\$249.27	\$209,385.75	0.00%	\$31,407.86	\$41,877.15	\$282,670.76
ERR 4-NP	Empire Ranch Road (Sta 156+70 to Sta 165+00)	16	840	LF	5	\$405.48	\$340,599.36	0.00%	\$51,089.90	\$68,119.87	\$459,809.14
ERR 5-NP	Empire Ranch Road (Sta 165+00 to Sta 170+60)	12	400	LF	6	\$249.27	\$99,707.50	0.00%	\$14,956.13	\$19,941.50	\$134,605.13
ERR 5-NP	Empire Ranch Road (Sta 165+00 to Sta 170+60)	16	400	LF	5	\$405.48	\$162,190.17	0.00%	\$24,328.53	\$32,438.03	\$218,956.73
Rowberry Drive											
ROW 1-NP	Rowberry Drive (Sta 100+00 to Sta 107+50)	16	550	LF	2	\$405.48	\$223,011.49	0.00%	\$33,451.72	\$44,602.30	\$301,065.51
ROW 1-NP	Rowberry Drive (Sta 100+00 to Sta 107+50)	8	550	LF	3	\$174.18	\$95,799.61	0.00%	\$14,369.94	\$19,159.92	\$129,329.48
ROW 1-NP	Rowberry Drive (Sta 100+00 to Sta 107+50)	16	550	LF	3	\$405.48	\$223,011.49	0.00%	\$33,451.72	\$44,602.30	\$301,065.51

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Zone	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Non-Potable Water System (Continued)</b>											
Non-Potable Water Pipelines (Continued)											
Prairie City Road											
PCR 2-NP	Placerville Road (Sta 97+90 to Sta 113+60)	12	2,170	LF	2	\$249.27	\$540,913.19	0.00%	\$81,136.98	\$108,182.64	\$730,232.81
PCR 3-NP	Placerville Road (Sta 77+90 to Sta 97+90)	12	3,300	LF	2	\$249.27	\$822,586.88	0.00%	\$123,388.03	\$164,517.38	\$1,110,492.29
Placerville Road Utility Corridor											
PRC 3-NP	Placerville Road (Sta 77+90 to Sta 97+90)	12	1,960	LF	5	\$249.27	\$488,566.75	0.00%	\$73,285.01	\$97,713.35	\$659,565.12
Subtotal Non-Potable Water Pipelines											\$12,632,069.05
Pressure Reducing Stations											
	Zone 3 to Zone 2	-	2	EA	3	\$83,510	\$167,020.73	50.00%	\$12,526.55	\$16,702.07	\$112,738.99
	Zone 5 to Zone 3	-	2	EA	5	\$83,510	\$167,020.73	0.00%	\$25,053.11	\$33,404.15	\$225,477.99
	Zone 5 to Zone 4	-	2	EA	5	\$83,510	\$167,020.73	0.00%	\$25,053.11	\$33,404.15	\$225,477.99
Subtotal Pressure Reducing Stations											\$563,694.97

**APPENDIX I:**  
**Sanitary Sewer**  
**Construction Cost Estimates**



**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

<b>Item</b>	<b>Total Remaining Construction Budget</b>
<b>Sanitary Sewer Pipelines Summary</b>	
Alder Creek Parkway	\$1,228,493
Rowberry Drive	\$294,696
Mangini Parkway	\$351,575
Prairie City Road	\$4,018,792
Folsom Heights Drive	\$116,411
Sewer Odor Control System	\$480,518
<b>Subtotal Sanitary Sewer Pipelines</b>	<b>\$6,490,485</b>
<b>Sanitary Sewer Pump Stations &amp; Force Mains</b>	
Alder Creek Sewer Lift Station - Phase 2	\$176,190
<b>Subtotal Pump Stations &amp; Force Mains</b>	<b>\$176,190</b>
<b>Total Sanitary Sewer System</b>	<b>\$6,666,675</b>

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Sanitary Sewer System</b>										
Alder Creek Parkway										
ACP 1-SS	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	15	1,000	LF	\$427.23	\$427,227.65	0.00%	\$64,084.15	\$85,445.53	\$576,757.33
ACP 2-SS	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	15	1,130	LF	\$427.23	\$482,767.25	0.00%	\$72,415.09	\$96,553.45	\$651,735.79
Rowberry Drive										
ROW 1-SS	Rowberry Drive (Sta 100+60 to Sta 107+50)	10	700	LF	\$311.85	\$218,293.06	0.00%	\$32,743.96	\$43,658.61	\$294,695.63
Mangini Parkway										
MP 1-SS	Mangini Parkway (Sta 100+60 to Sta 150+20)	8	1,010	LF	\$257.85	\$260,426.19	0.00%	\$39,063.93	\$52,085.24	\$351,575.35
Prairie City Road										
PCR 1-SS	Prairie City Road (Sta 99+40 to Sta 121+80)	12	1640	LF	\$390.21	\$639,947.44	0.00%	\$95,992.12	\$127,989.49	\$863,929.04
PCR 2-SS	Prairie City Road (Sta 121+80 to Sta 143+40)	15	2170	LF	\$427.23	\$927,084.01	0.00%	\$139,062.60	\$185,416.80	\$1,251,563.41
PCR 3-SS	Prairie City Road (Sta 143+40 to Sta 176+30)	15	3300	LF	\$427.23	\$1,409,851.26	0.00%	\$211,477.69	\$281,970.25	\$1,903,299.20
FH-1-SS	Folsom Heights Drive (Sta 10+00 to Sta 12+80)	8	280	LF	\$257.85	\$72,197.36	0.00%	\$10,829.60	\$14,439.47	\$97,466.43
FH-1-SS	Folsom Heights Drive to SSLS	10	45	LF	\$311.85	\$14,033.13	0.00%	\$2,104.97	\$2,806.63	\$18,944.72
Sewer Odor Control System										
MP 2	Deep Sewer Odor Control System	-	1	EA	\$355,939.58	\$355,939.58	0.00%	\$53,390.94	\$71,187.92	\$480,518.43
<b>Total Sanitary Sewer Pipelines</b>										<b>\$6,490,485.34</b>

**FOLSOM PLAN AREA  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Sanitary Sewer System (Continued)</b>										
Alder Creek Sanitary Sewer Lift Station - Phase 2										
	Piping Valves, Fittings & Appurtenances	-	1	LS	\$11,864.65	\$11,864.65	0.00%	\$1,779.70	\$2,372.93	\$16,017.28
	Major Equipment	-	1	LS	\$100,849.55	\$100,849.55	0.00%	\$15,127.43	\$20,169.91	\$136,146.89
	Major Electrical	-	1	LS	\$17,796.98	\$17,796.98	0.00%	\$2,669.55	\$3,559.40	\$24,025.92
	<b>Total Alder Creek Sanitary Sewer Lift Station - Phase 2</b>									<b>\$176,190.09</b>
	<b>Total Sanitary Sewer System</b>									<b>\$6,666,675.43</b>

**APPENDIX J:**  
**Storm Drainage**  
**Construction Cost Estimates**





**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Item	Total Remaining Construction Budget
<b>Storm Drain System Summary</b>	
<b>Storm Drain Pipelines</b>	
Alder Creek Parkway	\$10,491,303.84
Oak Avenue Parkway	\$4,186,784.69
Empire Ranch Road	\$828,456.75
Rowberry Drive	\$393,596.24
Mangini Parkway	\$2,239,188.40
Prairie City Road	\$5,992,875.24
Miscellaneous Storm Drainage Improvements	\$202,500
<b>Subtotal Storm Drain Pipelines</b>	<b>\$24,334,705.16</b>
<b>Detention Basins</b>	
Combo #1	\$954,482.40
Combo #2	\$2,164,294.35
Combo #3	\$1,490,057.10
Combo #4	\$647,177.85
Combo #5	\$716,247.90
DB #1	\$835,299.00
DB #2	\$857,429.55
DB #3	\$792,132.75
HMB #1	\$743,422.05
HMB #2	\$710,869.50
HMB #3	\$800,907.75
HMB #4	\$676,263.60
HMB #5	\$691,892.55
HMB #6	\$1,541,959.20
HMB #8	\$1,118,950.20
HMB #9	\$740,207.70
HMB #10	\$1,068,060.60
HMB #11	\$768,444.30
HMB #12	\$1,165,098.60
HMB #13	\$1,160,339.85
HMB #14	\$1,077,617.25
HMB #15	\$926,725.05
<b>Subtotal Detention Basins</b>	<b>\$21,647,879.10</b>
<b>Total Storm Drain System</b>	<b>\$45,982,584.26</b>

**FOLSOM PLAN AREA**  
**Backbone Infrastructure**  
**2023 Remaining Work**  
**Construction Cost Estimate**

Item	Total Construction Cost	Percent Complete	Soft Cost (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Detention Basins</b>					
Combo #1	\$707,024.00	0.00%	\$106,053.60	\$141,404.80	\$954,482.40
Combo #2	\$1,649,259.00	2.78%	\$240,477.15	\$320,636.20	\$2,164,294.35
Combo #3	\$1,103,746.00	0.00%	\$165,561.90	\$220,749.20	\$1,490,057.10
Combo #4	\$479,391.00	0.00%	\$71,908.65	\$95,878.20	\$647,177.85
Combo #5	\$1,109,767.00	48.06%	\$79,583.10	\$106,110.80	\$716,247.90
DB #1	\$618,740.00	0.00%	\$92,811.00	\$123,748.00	\$835,299.00
DB #2	\$635,133.00	0.00%	\$95,269.95	\$127,026.60	\$857,429.55
DB #3	\$586,765.00	0.00%	\$88,014.75	\$117,353.00	\$792,132.75
HMB #1	\$550,683.00	0.00%	\$82,602.45	\$110,136.60	\$743,422.05
HMB #2	\$526,570.00	0.00%	\$78,985.50	\$105,314.00	\$710,869.50
HMB #3	\$593,265.00	0.00%	\$88,989.75	\$118,653.00	\$800,907.75
HMB #4	\$500,936.00	0.00%	\$75,140.40	\$100,187.20	\$676,263.60
HMB #5	\$512,513.00	0.00%	\$76,876.95	\$102,502.60	\$691,892.55
HMB #6	\$1,142,192.00	0.00%	\$171,328.80	\$228,438.40	\$1,541,959.20
HMB #8	\$2,037,133.00	59.38%	\$124,327.80	\$165,770.40	\$1,118,950.20
HMB #9	\$548,302.00	0.00%	\$82,245.30	\$109,660.40	\$740,207.70
HMB #10	\$791,156.00	0.00%	\$118,673.40	\$158,231.20	\$1,068,060.60
HMB #11	\$569,218.00	0.00%	\$85,382.70	\$113,843.60	\$768,444.30
HMB #12	\$863,036.00	0.00%	\$129,455.40	\$172,607.20	\$1,165,098.60
HMB #13	\$859,511.00	0.00%	\$128,926.65	\$171,902.20	\$1,160,339.85
HMB #14	\$798,235.00	0.00%	\$119,735.25	\$159,647.00	\$1,077,617.25
HMB #15	\$1,355,776.00	51.43%	\$102,969.45	\$137,292.60	\$926,725.05
<b>Subtotal Detention Basins</b>	<b>\$18,538,351.00</b>		<b>\$2,405,319.90</b>	<b>\$3,207,093.20</b>	<b>\$21,647,879.10</b>

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Storm Drain Pipelines</b>										
<b>Alder Creek Parkway</b>										
ACP 1-SD	Alder Creek Parkway (Sta 379+00 to Sta 389+00)	15	540	LF	\$258.68	\$139,685	0.00%	\$20,952.68	\$27,936.91	\$188,574.16
ACP 2-SD	Alder Creek Parkway (Sta 389+00 to Sta 400+30)	36	830	LF	\$481.35	\$399,518	0.00%	\$59,927.69	\$79,903.59	\$539,349.24
ACP 2-SD	48" Storm Drain Outfall Structure to HMB #3	48	1	EA	\$32,119.37	\$32,119	0.00%	\$4,817.91	\$6,423.87	\$43,361.15
ACP 2-SD	48" Storm Drain Pipe Extended to HMB #3	48	390	LF	\$582.41	\$227,140	0.00%	\$34,071.04	\$45,428.05	\$306,639.37
ACP 3-SD	Alder Creek Parkway (Sta 400+30 to Sta 418+40)	24	1,480	LF	\$300.87	\$445,292	0.00%	\$66,793.84	\$89,058.45	\$601,144.52
ACP 4-SD	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	15	390	LF	\$258.68	\$100,883	0.00%	\$15,132.49	\$20,176.66	\$136,192.45
ACP 4-SD	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	18	400	LF	\$271.52	\$108,609	0.00%	\$16,291.31	\$21,721.74	\$146,621.76
ACP 4-SD	Alder Creek Parkway (Sta 418+40 to Sta 442+00)	60	1,290	LF	\$805.90	\$1,039,610	0.00%	\$155,941.51	\$207,922.02	\$1,403,473.61
ACP 4-SD	66" Storm Drain Outfall Structure to HMB #6	66	1	EA	\$48,821.45	\$48,821	0.00%	\$7,323.22	\$9,764.29	\$65,908.95
ACP 4-SD	66" Storm Drain Pipe Extended to HMB #6	66	210	LF	\$840.22	\$176,445	0.00%	\$26,466.78	\$35,289.03	\$238,200.98
ACP 5-SD	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	36	510	LF	\$481.35	\$245,487	0.00%	\$36,823.04	\$49,097.39	\$331,407.36
ACP 5-SD	Alder Creek Parkway (Sta 442+00 to Sta 466+70)	48	1,600	LF	\$582.41	\$931,858	0.00%	\$139,778.63	\$186,371.50	\$1,258,007.66
ACP 6-SD	72" Storm Drain Outfall Structure to HMB #8	-	2	EA	\$51,390.99	\$102,782	0.00%	\$15,417.30	\$20,556.40	\$138,755.69
ACP 6-SD	72" Storm Drain Pipe Extending to HMB #8 <sup>1</sup>	2-72	2,640	LF	\$885.27	\$2,337,101	0.00%	\$350,565.15	\$467,420.19	\$3,155,086.31
ACP 6-SD	Alder Creek Parkway (Sta 466+70 to Sta 493+50) <sup>1</sup>	2-72	1,960	LF	\$885.27	\$1,735,120	17.24%	\$215,397.85	\$287,197.13	\$1,938,580.64

(1.) Pipe lengths doubled to account for twin 72" storm drain pipe.

**Oak Avenue Parkway**

OAP 2-SD	Oak Avenue Parkway (Sta 119+00 to Sta 129+50)	36	740	LF	\$481.35	\$356,197	0.00%	\$53,429.51	\$71,239.35	\$480,865.58
OAP 3-SD	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	48	1,060	LF	\$582.41	\$617,356	0.00%	\$92,603.34	\$123,471.12	\$833,430.07
OAP 3-SD	Oak Avenue Parkway (Sta 129+50 to Sta 153+50)	60	1,350	LF	\$805.90	\$1,087,964	0.00%	\$163,194.61	\$217,592.81	\$1,468,751.45
OAP 4-SD	Oak Avenue Parkway (Sta 153+50 to Sta 176+90)	24	1,860	LF	\$300.87	\$559,624	0.00%	\$83,943.60	\$111,924.81	\$755,492.43
OAP 4-SD	60" Storm Drain Outfall Structure to HMB #12	60	1	EA	\$38,543.25	\$38,543	0.00%	\$5,781.49	\$7,708.65	\$52,033.38
OAP 4-SD	60" Storm Drain Pipe Extended to HMB #12	60	150	LF	\$805.90	\$120,885	0.00%	\$18,132.73	\$24,176.98	\$163,194.61
OAP 5-SD	Oak Avenue Parkway (Sta 176+90 to Sta 186+20)	36	410	LF	\$481.35	\$197,352	0.00%	\$29,602.84	\$39,470.45	\$266,425.53
OAP 5-SD	36" Storm Drain Outfall Structure to HMB #5	36	1	EA	\$22,318.35	\$22,318	0.00%	\$3,347.75	\$4,463.67	\$30,129.77
OAP 5-SD	36" Storm Drain Pipe Extended to HMB #5	36	210	LF	\$481.35	\$101,083	0.00%	\$15,162.43	\$20,216.57	\$136,461.85

**FOLSOM PLAN AREA  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Storm Drain Pipelines (Continued)</b>										
Empire Ranch Road										
ERR 3-SD	Empire Ranch Road (Sta 145+80 to Sta 156+70)	36	260	LF	\$481.35	\$125,150	0.00%	\$18,772.53	\$25,030.04	\$168,952.77
ERR 3-SD	Empire Ranch Road (Sta 145+80 to Sta 156+70)	24	840	LF	\$300.87	\$252,733	0.00%	\$37,910.01	\$50,546.69	\$341,190.13
ERR 4-SD	Empire Ranch Road (Sta 156+70 to Sta 165+00)	15	840	LF	\$258.68	\$217,287	0.00%	\$32,593.07	\$43,457.42	\$293,337.59
ERR 5-SD	Empire Ranch Road (Sta 165+00 to Sta 170+60)	12	80	LF	\$231.26	\$18,501	0.00%	\$2,775.14	\$3,700.19	\$24,976.26
Rowberry Drive										
ROW 1-SD	Rowberry Drive (Sta 100+60 to Sta 107+50)	24	700	LF	\$300.87	\$210,611	0.00%	\$31,591.68	\$42,122.24	\$284,325.11
ROW 2-SD	Rowberry Drive (Sta 107+50 to Sta 113+90)	12	350	LF	\$231.26	\$80,942	0.00%	\$12,141.24	\$16,188.32	\$109,271.13
Mangini Parkway										
MP 1-SD	Mangini parkway (Sta 100+60 to Sta 150+20)	42	1,010	LF	\$519.01	\$524,195	0.00%	\$78,629.27	\$104,839.02	\$707,663.40
MP 1-SD	Mangini Parkway (Sta 100+60 to Sta 150+20)	15	660	LF	\$258.68	\$170,726	0.00%	\$25,608.84	\$34,145.12	\$230,479.53
MP 1-SD	Mangini Parkway (Sta 100+60 to Sta 150+20)	48	820	LF	\$582.41	\$477,577	0.00%	\$71,636.55	\$95,515.40	\$644,728.92
MP 1-SD	Mangini Parkway (Sta 100+60 to Sta 150+20)	36	1,010	LF	\$481.35	\$486,160	0.00%	\$72,924.06	\$97,232.08	\$656,316.54
Prairie City Road										
PCR 1-SD	Prairie City Road (Sta 113+60 to Sta 121+80)	42	770	LF	\$519.01	\$399,634	0.00%	\$59,945.08	\$79,926.78	\$539,505.76
PCR 1-SD	Prairie City Road (Sta 113+60 to Sta 121+80)	48	1,220	LF	\$582.41	\$710,541	0.00%	\$106,581.20	\$142,108.27	\$959,230.84
PCR 1-SD	72" Storm Drain Outfall Structure to Combo #2	72	1	EA	\$51,390.99	\$51,391	0.00%	\$7,708.65	\$10,278.20	\$69,377.84
PCR 1-SD	72" Storm Drain Pipe Extended to Combo #2	72	230	LF	\$885.27	\$203,611	0.00%	\$30,541.66	\$40,722.21	\$274,874.94
PCR 2-SD	Prairie City Road (Sta 121+80 to Sta 143+40)	36	610	LF	\$481.35	\$293,622	0.00%	\$44,043.24	\$58,724.33	\$396,389.20
PCR 2-SD	Prairie City Road (Sta 121+80 to Sta 143+40)	48	1,290	LF	\$582.41	\$751,310	0.00%	\$112,696.52	\$150,262.03	\$1,014,268.67
PCR 3-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	30	1,810	LF	\$349.84	\$633,216	0.00%	\$94,982.34	\$126,643.11	\$854,841.02
PCR 3-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	18	520	LF	\$271.52	\$141,191	0.00%	\$21,178.70	\$28,238.27	\$190,608.29

**FOLSOM PLAN AREA  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

Section	Description	Pipe Size (in.)	Qty.	Unit	Unit Cost	Const. Costs	Percent Complete	Soft Costs (15%)	Contingency (20%)	Total Remaining Construction Budget
<b>Storm Drain Pipelines (Continued)</b>										
Prairie City Road (Cont.)										
PCR 3-SD	48" Storm Drain Outfall Structure to Combo #1	48	1	EA	\$32,119.37	\$32,119	0.00%	\$4,817.91	\$6,423.87	\$43,361.15
PCR 3-SD	48" Storm Drain Pipe Extended to Combo #1	48	260	LF	\$582.41	\$151,427	0.00%	\$22,714.03	\$30,285.37	\$204,426.24
PCR 4-SD	Prairie City Road (Sta 143+40 to Sta 176+30)	48	1,510	LF	\$582.41	\$879,441	0.00%	\$131,916.08	\$175,888.11	\$1,187,244.73
PCR 4-SD	60" Storm Drain Outfall Structure to HMB #1	60	1	EA	\$38,543.25	\$38,543	0.00%	\$5,781.49	\$7,708.65	\$52,033.38
PCR 4-SD	60" Storm Drain Pipe Extended to HMB #1	60	190	LF	\$805.90	\$153,121	0.00%	\$22,968.13	\$30,624.17	\$206,713.17
<b>Total Storm Drain Pipelines</b>										<b>\$24,132,205.16</b>
<b>Miscellaneous Storm Drainage Improvements</b>										
	Southeast Connector Bike Trail Triple 60-inch Culvert Outfall Reconfiguration	N/A	1	EA	\$150,000.00	\$150,000	0.00%	\$22,500.00	\$30,000.00	\$202,500.00
<b>Miscellaneous Storm Drainage Improvements</b>										<b>\$202,500.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 1</b>						
<b>Earthwork &amp; Site Preparation</b>						
1 Clearing and Grubbing	101,000	SF	\$0.08	\$7,697.11	0.00%	\$7,697.11
2 Import	5,000	CY	\$5.14	\$25,693.32	0.00%	\$25,693.32
3 Basin Finish Grading	101,000	SF	\$0.64	\$64,875.63	0.00%	\$64,875.63
<b>Drainage Improvements</b>						
4 48-inch RCP CL-IV Storm Drainage Pipeline	360	LF	\$400.64	\$144,230.98	0.00%	\$144,230.98
5 48-inch Storm Drain Outfall Struct., Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6 60-inch Storm Drain Manhole, Std. Dwg. SD-28	1	EA	\$16,899.89	\$16,899.89	0.00%	\$16,899.89
7 Detention Basin Outlet Control Structure - Small	1	EA	\$256,955	\$256,954.97	0.00%	\$256,954.97
8 Rock Rip Rap	100	CY	\$64.24	\$6,424.42	0.00%	\$6,424.42
<b>Detention Basin Improvements</b>						
9 12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,700	SF	\$12.85	\$21,839.32	0.00%	\$21,839.32
10 Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
11 20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
12 Post & Cable Barrier, Std. Dwg. LS-47	100	LF	\$23.12	\$2,312.40	0.00%	\$2,312.40
13 20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
14 12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,400	SF	\$5.14	\$58,580.77	0.00%	\$58,580.77
<b>Landscape Improvements</b>						
15 Detention Basin Planting (Hydro-Seeding)	55,000	SF	\$0.07	\$3,592.71	0.00%	\$3,592.71
16 Construction Area Seeding (Hydro-Seeding)	33,000	SF	\$0.07	\$2,155.63	0.00%	\$2,155.63
17 Erosion Control (Construction SWPPP)	101,000	SF	\$0.26	\$26,390.09	0.00%	\$26,390.09
<b>Total Remaining Construction Cost</b>				<b>\$707,024.00</b>		<b>\$707,024.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 2</b>						
<b>Earthwork &amp; Site Preparation</b>						
1 Clearing and Grubbing	356,000	SF	\$0.08	\$27,130.40	0.00%	\$27,130.40
2 Import	45,000	CY	\$5.14	\$231,239.88	0.00%	\$231,239.88
3 Basin Finish Grading	356,000	SF	\$0.64	\$228,670.55	0.00%	\$228,670.55
<b>Drainage Improvements</b>						
4 48-inch RCP CL IV Storm Drain Pipe	265	LF	\$400.64	\$106,170.02	43.40%	\$60,092.23
5 48-inch Storm Drain Erosion Control Outlet Structure	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6 7-ft x7-ft Concrete Junction Box	1	EA	\$52,675.77	\$52,675.77	0.00%	\$52,675.77
7 Detention Basin Outlet Control Structure - Large	1	EA	\$563,571.00	\$563,571.00	0.00%	\$563,571.00
8 Rock Rip Rap	300	CY	\$64.24	\$19,273.26	0.00%	\$19,273.26
<b>Detention Basin Improvements</b>						
9 12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	7,200	SF	\$12.85	\$92,495.95	0.00%	\$92,495.95
10 Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
11 20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	3	EA	\$7,708.65	\$23,125.95	0.00%	\$23,125.95
12 20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	3	EA	\$7,708.65	\$23,125.95	0.00%	\$23,125.95
13 12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	22,000	SF	\$5.14	\$113,050.61	0.00%	\$113,050.61
<b>Landscape Improvements</b>						
14 Detention Basin Planting (Hydro-Seeding)	151,000	SF	\$0.07	\$9,863.62	0.00%	\$9,863.62
15 Construction Area Seeding (Hydro-Seeding)	182,000	SF	\$0.07	\$11,888.60	0.00%	\$11,888.60
16 Erosion Control (Construction SWPPP)	356,000	SF	\$0.26	\$93,018.53	0.00%	\$93,018.53
<b>Total Construction Cost</b>				<b>\$1,649,259.00</b>		<b>\$1,603,181.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 3</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	160,000	SF	\$0.08	\$12,193.44	0.00%	\$12,193.44
2	Excavation	15,000	CY	\$8.99	\$134,889.93	0.00%	\$134,889.93
3	Basin Finish Grading	160,000	SF	\$0.64	\$102,773.28	0.00%	\$102,773.28
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	120	LF	\$590.08	\$70,809.05	0.00%	\$70,809.05
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$33,404.15	\$33,404.15	0.00%	\$33,404.15
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	2,300	SF	\$12.85	\$29,547.32	0.00%	\$29,547.32
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	5,000	SF	\$12.85	\$64,233.30	0.00%	\$64,233.30
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11	Rock Rip Rap	670	CY	\$64.24	\$43,043.61	0.00%	\$43,043.61
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	19,260	SF	\$5.14	\$98,970.67	0.00%	\$98,970.67
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	94,000	SF	\$0.07	\$6,140.27	0.00%	\$6,140.27
14	Construction Area Seeding (Hydro-Seeding)	42,000	SF	\$0.07	\$2,743.52	0.00%	\$2,743.52
15	Erosion Control (Construction SWPPP)	160,000	SF	\$0.26	\$41,806.08	0.00%	\$41,806.08
<b>Total Construction Cost</b>					<b>\$1,103,746.00</b>		<b>\$1,103,746.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 4</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	50,000	SF	\$0.08	\$3,810.45	0.00%	\$3,810.45
2	Import	5,000	CY	\$5.14	\$25,693.32	0.00%	\$25,693.32
3	Basin Finish Grading	50,000	SF	\$0.64	\$32,116.65	0.00%	\$32,116.65
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	150	LF	\$400.64	\$60,096.24	0.00%	\$60,096.24
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6	Basin Outlet Control Structure - Small	1	EA	\$256,955	\$256,954.97	0.00%	\$256,954.97
<b>Detention Basin Improvements</b>							
7	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
8	Post & Cable Barrier, Std. Dwg. LS-47	430	EA	\$23.12	\$9,943.31	0.00%	\$9,943.31
9	20-ft. wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	LF	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	Rock Rip Rap	20	CY	\$64.24	\$1,284.88	0.00%	\$1,284.88
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	5,300	SF	\$5.14	\$27,234.92	0.00%	\$27,234.92
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	33,000	SF	\$0.07	\$2,155.63	0.00%	\$2,155.63
13	Construction Area Seeding (Hydro-Seeding)	12,000	SF	\$0.07	\$783.86	0.00%	\$783.86
14	Erosion Control (Construction SWPPP)	50,000	SF	\$0.26	\$13,064.40	0.00%	\$13,064.40
<b>Total Construction Cost</b>					<b>\$479,391.00</b>		<b>\$479,391.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Combination Basin No. 5</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	249,600	SF	\$0.08	\$19,021.77	0.00%	\$19,021.77
2	Import	11,000	CY	\$5.14	\$56,525.30	0.00%	\$56,525.30
3	Basin Finish Grading	249,600	SF	\$0.64	\$160,326.32	0.00%	\$160,326.32
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	188	LF	\$400.64	\$75,320.62	100.00%	\$0.00
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-	1	EA	\$30,834.60	\$30,834.60	100.00%	\$0.00
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	100.00%	\$0.00
7	Rock Rip Rap	100	CY	\$64.24	\$6,424.42	0.00%	\$6,424.42
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	2,040	SF	\$12.85	\$26,207.19	0.00%	\$26,207.19
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,400	SF	\$12.85	\$17,985.32	0.00%	\$17,985.32
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	2	EA	\$7,708.65	\$15,417.30	0.00%	\$15,417.30
11	Post & Cable Barrier, Std. Dwg. LS-47	520	LF	\$23.12	\$12,024.47	0.00%	\$12,024.47
12	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	2	EA	\$7,708.65	\$15,417.30	0.00%	\$15,417.30
13	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	28,000	SF	\$5.14	\$143,882.59	15.43%	\$121,681.51
<b>Landscape Improvements</b>							
14	Detention Basin Planting (Hydro-Seeding)	188,000	SF	\$0.07	\$12,280.54	0.00%	\$12,280.54
15	Construction Area Seeding (Hydro-Seeding)	31,000	SF	\$0.07	\$2,024.98	0.00%	\$2,024.98
16	Erosion Control (Construction SWPPP)	249,600	SF	\$0.26	\$65,217.48	0.00%	\$65,217.48
<b>Total Construction Cost</b>					<b>\$1,109,767.00</b>		<b>\$530,554.00</b>

**Folsom Plan Area  
 Backbone Infrastructure  
 2023 Remaining Work  
 Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Detention Basin No. 1</b>							
<b>Drainage Improvements</b>							
1	48-inch RCP CL-IV Storm Drainage Pipeline	310	LF	\$400.64	\$124,198.90	0.00%	\$124,198.90
2	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
3	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
4	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Total Construction Cost</b>					<b>\$618,740.00</b>		<b>\$618,740.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Detention Basin No. 2</b>						
<b>Earthwork &amp; Site Preparation</b>						
1 Clearing and Grubbing	90,000	SF	\$0.08	\$6,858.81	0.00%	\$6,858.81
2 Import	10,000	CY	\$5.14	\$51,386.64	0.00%	\$51,386.64
3 Basin Finish Grading	90,000	SF	\$0.64	\$57,809.97	0.00%	\$57,809.97
4 Dewater Existing Pond	1	LS	\$6,423.87	\$6,423.87	0.00%	\$6,423.87
<b>Drainage Improvements</b>						
4 Concrete Spillway & Energy Dissipater	1	LS	\$128,477.49	\$128,477.49	0.00%	\$128,477.49
5 Rock Rip Rap	50	CY	\$64.24	\$3,212.21	0.00%	\$3,212.21
<b>Detention Basin Improvements</b>						
6 12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	5,000	SF	\$5.14	\$25,693.32	0.00%	\$25,693.32
7 12' Wide x 15' Long Spillway Bridge	1	LS	\$69,377.84	\$69,377.84	0.00%	\$69,377.84
8 Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
<b>Landscape Improvements</b>						
9 Detention Basin Planting (Hydro-Seeding)	23,000	SF	\$0.07	\$1,502.41	0.00%	\$1,502.41
10 Construction Area Seeding (Hydro-Seeding)	60,000	SF	\$0.07	\$3,919.32	0.00%	\$3,919.32
11 Erosion Control (Construction SWPPP)	90,000	SF	\$0.26	\$23,515.92	0.00%	\$23,515.92
<b>Total Construction Cost</b>				<b>\$635,133.00</b>		<b>\$635,133.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Detention Basin No. 3</b>						
<b>Earthwork &amp; Site Preparation</b>						
1 Clearing and Grubbing	60,000	SF	\$0.08	\$4,572.54	0.00%	\$4,572.54
2 Import	10,000	CY	\$5.14	\$51,386.64	0.00%	\$51,386.64
3 Basin Finish Grading	60,000	SF	\$0.64	\$38,539.98	0.00%	\$38,539.98
4 Dewater Existing Pond	1	LS	\$6,423.87	\$6,423.87	0.00%	\$6,423.87
<b>Drainage Improvements</b>						
5 Concrete Spillway & Energy Dissipater	1	LS	\$128,477.49	\$128,477.49	0.00%	\$128,477.49
6 Rock Rip Rap	50	CY	\$64.24	\$3,212.21	0.00%	\$3,212.21
<b>Detention Basin Improvements</b>						
7 12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	1,600	SF	\$5.14	\$8,221.86	0.00%	\$8,221.86
8 12' Wide x 15' Long Spillway Bridge	1	LS	\$69,377.84	\$69,377.84	0.00%	\$69,377.84
9 Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
<b>Landscape Improvements</b>						
10 Detention Basin Planting (Hydro-Seeding)	25,000	SF	\$0.07	\$1,633.05	0.00%	\$1,633.05
11 Construction Area Seeding (Hydro-Seeding)	35,000	SF	\$0.07	\$2,286.27	0.00%	\$2,286.27
12 Erosion Control (Construction SWPPP)	60,000	SF	\$0.26	\$15,677.28	0.00%	\$15,677.28
<b>Total Construction Cost</b>				<b>\$586,765.00</b>		<b>\$586,765.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 1</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	64,000	SF	\$0.08	\$4,877.38	0.00%	\$4,877.38
2	Import	3,000	CY	\$5.14	\$15,415.99	0.00%	\$15,415.99
3	Basin Finish Grading	64,000	SF	\$0.64	\$41,109.31	0.00%	\$41,109.31
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	150	LF	\$400.64	\$60,096.24	0.00%	\$60,096.24
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,300	SF	\$12.85	\$16,700.66	0.00%	\$16,700.66
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	2,900	SF	\$12.85	\$37,255.31	0.00%	\$37,255.31
10	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	9,100	SF	\$5.14	\$46,761.84	0.00%	\$46,761.84
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	25,000	SF	\$0.07	\$1,633.05	0.00%	\$1,633.05
13	Construction Area Seeding (Hydro-Seeding)	27,000	SF	\$0.07	\$1,763.69	0.00%	\$1,763.69
14	Erosion Control (Construction SWPPP)	64,000	SF	\$0.26	\$16,722.43	0.00%	\$16,722.43
<b>Total Construction Cost</b>					<b>\$550,683.00</b>		<b>\$550,683.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 2</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	48,000	SF	\$0.08	\$3,658.03	0.00%	\$3,658.03
2	Import	10,000	CY	\$5.14	\$51,386.64	0.00%	\$51,386.64
3	Basin Finish Grading	48,000	SF	\$0.64	\$30,831.98	0.00%	\$30,831.98
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$276.53	\$27,652.98	0.00%	\$27,652.98
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,300	SF	\$12.85	\$16,700.66	0.00%	\$16,700.66
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,600	SF	\$12.85	\$20,554.66	0.00%	\$20,554.66
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11	Post & Cable Barrier, Std. Dwg. LS-47	600	LF	\$23.12	\$13,874.39	0.00%	\$13,874.39
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	9,100	SF	\$5.14	\$46,761.84	0.00%	\$46,761.84
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	24,000	SF	\$0.07	\$1,567.73	0.00%	\$1,567.73
14	Construction Area Seeding (Hydro-Seeding)	14,000	SF	\$0.07	\$914.51	0.00%	\$914.51
15	Erosion Control (Construction SWPPP)	48,000	SF	\$0.26	\$12,541.82	0.00%	\$12,541.82
<b>Total Construction Cost</b>					<b>\$526,570.00</b>		<b>\$526,570.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 3</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	46,000	SF	\$0.08	\$3,505.61	0.00%	\$3,505.61
2	Excavation	16,000	CY	\$9.74	\$155,901.84	0.00%	\$155,901.84
3	Basin Finish Grading	31,000	SF	\$0.64	\$19,912.32	0.00%	\$19,912.32
<b>Drainage Improvements</b>							
4	48-inch RCP CL-IV Storm Drainage Pipeline	240	LF	\$400.64	\$96,153.98	0.00%	\$96,153.98
5	48-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$30,834.60	\$30,834.60	0.00%	\$30,834.60
6	6' x 6' Storm Drain Junction Box	2	EA	\$44,967.12	\$89,934.24	0.00%	\$89,934.24
7	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
8	Rock Rip Rap	10	CY	\$64.24	\$642.44	0.00%	\$642.44
<b>Detention Basin Improvements</b>							
9	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,300	SF	\$12.85	\$16,700.66	0.00%	\$16,700.66
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Removable Bollards, Std. Dwg. LS-42	6	EA	\$2,312.59	\$13,875.57	0.00%	\$13,875.57
12	Post & Cable Barrier, Std. Dwg. LS-47	230	LF	\$23.12	\$5,318.52	0.00%	\$5,318.52
13	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
14	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	6,400	SF	\$5.14	\$32,887.45	0.00%	\$32,887.45
<b>Landscape Improvements</b>							
15	Detention Basin Planting (Hydro-Seeding)	27,000	SF	\$0.07	\$1,763.69	0.00%	\$1,763.69
16	Construction Area Seeding (Hydro-Seeding)	13,000	SF	\$0.07	\$849.19	0.00%	\$849.19
17	Erosion Control (Construction SWPPP)	46,000	SF	\$0.26	\$12,019.25	0.00%	\$12,019.25
<b>Total Construction Cost</b>					<b>\$593,265.00</b>		<b>\$752,672.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 4</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	70,000	SF	\$0.08	\$5,334.63	0.00%	\$5,334.63
2	Import	4,000	CY	\$5.14	\$20,554.66	0.00%	\$20,554.66
3	Basin Finish Grading	70,000	SF	\$0.64	\$44,963.31	0.00%	\$44,963.31
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	80	LF	\$276.53	\$22,122.38	0.00%	\$22,122.38
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	150	CY	\$64.24	\$9,636.63	0.00%	\$9,636.63
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,500	SF	\$12.85	\$19,269.99	0.00%	\$19,269.99
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	7,500	SF	\$5.14	\$38,539.98	0.00%	\$38,539.98
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	28,000	SF	\$0.07	\$1,829.02	0.00%	\$1,829.02
14	Construction Area Seeding (Hydro-Seeding)	35,000	SF	\$0.07	\$2,286.27	0.00%	\$2,286.27
15	Erosion Control (Construction SWPPP)	70,000	SF	\$0.26	\$18,290.16	0.00%	\$18,290.16
<b>Total Construction Cost</b>					<b>\$500,936.00</b>		<b>\$500,936.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 5</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	57,000	SF	\$0.08	\$4,343.91	0.00%	\$4,343.91
2	Import	6,000	CY	\$5.14	\$30,831.98	0.00%	\$30,831.98
3	Basin Finish Grading	23,000	SF	\$0.64	\$14,773.66	0.00%	\$14,773.66
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	230	LF	\$276.53	\$63,601.85	0.00%	\$63,601.85
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	100	CY	\$64.24	\$6,424.42	0.00%	\$6,424.42
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,500	SF	\$12.85	\$19,269.99	0.00%	\$19,269.99
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,600	SF	\$12.85	\$20,554.66	0.00%	\$20,554.66
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	7,700	SF	\$5.14	\$39,567.71	0.00%	\$39,567.71
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	24,000	SF	\$0.07	\$1,567.73	0.00%	\$1,567.73
14	Construction Area Seeding (Hydro-Seeding)	26,000	SF	\$0.07	\$1,698.37	0.00%	\$1,698.37
15	Erosion Control (Construction SWPPP)	57,000	SF	\$0.26	\$14,893.42	0.00%	\$14,893.42
<b>Total Construction Cost</b>					<b>\$512,513.00</b>		<b>\$512,513.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 6</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	174,000	SF	\$0.08	\$13,260.37	0.00%	\$13,260.37
2	Excavation	46,000	CY	\$9.74	\$448,217.79	0.00%	\$448,217.79
3	Basin Finish Grading	174,000	SF	\$0.64	\$111,765.94	0.00%	\$111,765.94
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$590.08	\$59,007.54	0.00%	\$59,007.54
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$33,404.15	\$33,404.15	0.00%	\$33,404.15
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	18,000	SF	\$5.14	\$92,495.95	0.00%	\$92,495.95
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	60,000	SF	\$0.07	\$3,919.32	0.00%	\$3,919.32
14	Construction Area Seeding (Hydro-Seeding)	96,000	SF	\$0.07	\$6,270.91	0.00%	\$6,270.91
15	Erosion Control (Construction SWPPP)	174,000	SF	\$0.26	\$45,464.11	0.00%	\$45,464.11
<b>Total Construction Cost</b>					<b>\$1,142,192.00</b>		<b>\$1,142,192.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 8</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	400,000	SF	\$0.08	\$30,483.60	0.00%	\$30,483.60
2	Import	48,000	CY	\$5.14	\$246,655.87	0.00%	\$246,655.87
3	Basin Finish Grading	400,000	SF	\$0.64	\$256,933.20	0.00%	\$256,933.20
<b>Drainage Improvements</b>							
4	6-ft. High x 10-ft. Wide Concrete Box Culvert	145	LF	\$423.97	\$61,476.00	100.00%	\$0.00
5	Detention Basin Outlet Control Structure - Extra Extra Large	1	EA	\$889,848.95	\$889,848.95	100.00%	\$0.00
6	Box Culvert Outfall Structure	1	EA	\$115,629.74	\$115,629.74	100.00%	\$0.00
7	Concrete Spillway Spilling Basin	1	LS	\$128,477.49	\$128,477.49	100.00%	\$0.00
8	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	100.00%	\$0.00
<b>Detention Basin Improvements</b>							
9	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	3,120	SF	\$12.85	\$40,081.58	0.00%	\$40,081.58
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Post & Cable Barrier, Std. Dwg. LS-47	1,400	LF	\$23.12	\$32,373.58	0.00%	\$32,373.58
12	20-ft. wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
13	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	13,300	SF	\$5.14	\$68,344.23	0.00%	\$68,344.23
14	5-ft. Wide Concrete V-Gutter	580	LF	\$3.85	\$2,235.32	0.00%	\$2,235.32
<b>Landscape Improvements</b>							
15	Detention Basin Planting (Hydro-Seeding)	212,000	SF	\$0.07	\$13,848.26	0.00%	\$13,848.26
16	Side Slope Jute Mesh, Std. Dwg. LS-57	20,000	SF	\$0.33	\$6,532.20	0.00%	\$6,532.20
17	Construction Area Seeding (Hydro-Seeding)	175,000	SF	\$0.07	\$11,431.35	0.00%	\$11,431.35
18	Erosion Control (Construction SWPPP)	400,000	SF	\$0.26	\$104,515.20	0.00%	\$104,515.20
<b>Total Construction Cost</b>					<b>\$2,037,133.00</b>		<b>\$828,852.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 9</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	50,000	SF	\$0.08	\$3,810.45	0.00%	\$3,810.45
2	Import	10,000	CY	\$9.74	\$97,438.65	0.00%	\$97,438.65
3	Basin Finish Grading	50,000	SF	\$0.64	\$32,116.65	0.00%	\$32,116.65
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	70	LF	\$276.53	\$19,357.09	0.00%	\$19,357.09
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	100	CY	\$64.24	\$6,424.42	0.00%	\$6,424.42
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,450	SF	\$12.85	\$18,627.66	0.00%	\$18,627.66
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,700	SF	\$12.85	\$21,839.32	0.00%	\$21,839.32
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	8,300	SF	\$5.14	\$42,650.91	0.00%	\$42,650.91
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	24,000	SF	\$0.07	\$1,567.73	0.00%	\$1,567.73
13	Construction Area Seeding (Hydro-Seeding)	16,000	SF	\$0.07	\$1,045.15	0.00%	\$1,045.15
14	Erosion Control (Construction SWPPP)	50,000	SF	\$0.26	\$13,064.40	0.00%	\$13,064.40
<b>Total Construction Cost</b>					<b>\$548,302.00</b>		<b>\$548,302.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 10</b>						
<b>Earthwork &amp; Site Preparation</b>						
1 Clearing and Grubbing	100,000	SF	\$0.08	\$7,620.90	0.00%	\$7,620.90
2 Import	10,000	CY	\$5.14	\$51,386.64	0.00%	\$51,386.64
3 Basin Finish Grading	100,000	SF	\$0.64	\$64,233.30	0.00%	\$64,233.30
<b>Drainage Improvements</b>						
4 36-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$276.53	\$27,652.98	0.00%	\$27,652.98
5 36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6 Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
7 Rock Rip Rap	250	CY	\$64.24	\$16,061.05	0.00%	\$16,061.05
<b>Detention Basin Improvements</b>						
8 12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,650	SF	\$12.85	\$21,196.99	0.00%	\$21,196.99
9 Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,800	SF	\$12.85	\$23,123.99	0.00%	\$23,123.99
9 20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10 Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11 12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	13,000	SF	\$5.14	\$66,802.63	0.00%	\$66,802.63
<b>Landscape Improvements</b>						
12 Detention Basin Planting (Hydro-Seeding)	64,000	SF	\$0.07	\$4,180.61	0.00%	\$4,180.61
13 Construction Area Seeding (Hydro-Seeding)	23,000	SF	\$0.07	\$1,502.41	0.00%	\$1,502.41
14 Erosion Control (Construction SWPPP)	100,000	SF	\$0.26	\$26,128.80	0.00%	\$26,128.80
<b>Total Construction Cost</b>				<b>\$791,156.00</b>		<b>\$798,777.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 11</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	54,000	SF	\$0.08	\$4,115.29	0.00%	\$4,115.29
2	Excavation	9,000	CY	\$9.74	\$87,694.79	0.00%	\$87,694.79
3	Basin Finish Grading	54,000	SF	\$0.64	\$34,685.98	0.00%	\$34,685.98
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	120	LF	\$276.53	\$33,183.58	0.00%	\$33,183.58
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Small	1	EA	\$256,954.97	\$256,954.97	0.00%	\$256,954.97
7	Rock Rip Rap	50	CY	\$64.24	\$3,212.21	0.00%	\$3,212.21
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,250	SF	\$12.85	\$16,058.33	0.00%	\$16,058.33
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,700	SF	\$12.85	\$21,839.32	0.00%	\$21,839.32
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,000	SF	\$5.14	\$56,525.30	0.00%	\$56,525.30
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	23,000	SF	\$0.07	\$1,502.41	0.00%	\$1,502.41
14	Construction Area Seeding (Hydro-Seeding)	20,000	SF	\$0.07	\$1,306.44	0.00%	\$1,306.44
15	Erosion Control (Construction SWPPP)	54,000	SF	\$0.26	\$14,109.55	0.00%	\$14,109.55
<b>Total Construction Cost</b>					<b>\$569,218.00</b>		<b>\$569,218.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 12</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	110,000	SF	\$0.08	\$8,382.99	0.00%	\$8,382.99
2	Excavation	8,000	CY	\$9.74	\$77,950.92	0.00%	\$77,950.92
3	Basin Finish Grading	110,000	SF	\$0.64	\$70,656.63	0.00%	\$70,656.63
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	100	LF	\$590.08	\$59,007.54	0.00%	\$59,007.54
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$33,404.15	\$33,404.15	0.00%	\$33,404.15
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,650	SF	\$12.85	\$21,196.99	0.00%	\$21,196.99
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,850	SF	\$12.85	\$23,766.32	0.00%	\$23,766.32
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	Removable Bollards, Std. Dwg. LS-42	2	EA	\$2,312.59	\$4,625.19	0.00%	\$4,625.19
11	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,200	SF	\$5.14	\$57,553.04	0.00%	\$57,553.04
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	50,000	SF	\$0.07	\$3,266.10	0.00%	\$3,266.10
14	Construction Area Seeding (Hydro-Seeding)	47,000	SF	\$0.07	\$3,070.13	0.00%	\$3,070.13
15	Erosion Control (Construction SWPPP)	110,000	SF	\$0.26	\$28,741.68	0.00%	\$28,741.68
<b>Total Construction Cost</b>					<b>\$863,036.00</b>		<b>\$863,036.00</b>



**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 13</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	60,000	SF	\$0.08	\$4,572.54	0.00%	\$4,572.54
2	Excavation	9,000	CY	\$9.74	\$87,694.79	0.00%	\$87,694.79
3	Basin Finish Grading	60,000	SF	\$0.64	\$38,539.98	0.00%	\$38,539.98
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	80	LF	\$276.53	\$22,122.38	0.00%	\$22,122.38
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	0.00%	\$25,695.50
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
7	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
<b>Detention Basin Improvements</b>							
8	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,250	SF	\$12.85	\$16,058.33	0.00%	\$16,058.33
9	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,300	SF	\$12.85	\$16,700.66	0.00%	\$16,700.66
10	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	20-ft. Wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	9,200	SF	\$5.14	\$47,275.71	0.00%	\$47,275.71
13	Masonry Retaining Wall	1,000	SF	\$102.78	\$102,784.17	0.00%	\$102,784.17
<b>Landscape Improvements</b>							
13	Detention Basin Planting (Hydro-Seeding)	20,000	SF	\$0.07	\$1,306.44	0.00%	\$1,306.44
14	Construction Area Seeding (Hydro-Seeding)	30,000	SF	\$0.07	\$1,959.66	0.00%	\$1,959.66
15	Erosion Control (Construction SWPPP)	60,000	SF	\$0.26	\$15,677.28	0.00%	\$15,677.28
<b>Total Construction Cost</b>					<b>\$859,511.00</b>		<b>\$859,511.00</b>

**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 14</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	90,000	SF	\$0.08	\$6,858.81	0.00%	\$6,858.81
2	Import	5,000	CY	\$5.14	\$25,693.32	0.00%	\$25,693.32
3	Basin Finish Grading	90,000	SF	\$0.64	\$57,809.97	0.00%	\$57,809.97
<b>Drainage Improvements</b>							
4	60-inch RCP CL-IV Storm Drainage Pipeline	90	LF	\$590.08	\$53,106.79	0.00%	\$53,106.79
5	60-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$33,404.15	\$33,404.15	0.00%	\$33,404.15
6	Detention Basin Outlet Control Structure - Medium	1	EA	\$450,856.80	\$450,856.80	0.00%	\$450,856.80
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	1,750	SF	\$12.85	\$22,481.66	0.00%	\$22,481.66
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	2,100	SF	\$12.85	\$26,977.99	0.00%	\$26,977.99
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	20-ft. wide Pipe Gate Std. Dwg. LS-43 (Single Gate)	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
11	Rock Rip Rap	200	CY	\$64.24	\$12,848.84	0.00%	\$12,848.84
12	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	11,600	SF	\$5.14	\$59,608.50	0.00%	\$59,608.50
13	5-ft. Wide Concrete V-Gutter	100	LF	\$46.25	\$4,624.80	0.00%	\$4,624.80
<b>Landscape Improvements</b>							
14	Detention Basin Planting (Hydro-Seeding)	42,000	SF	\$0.07	\$2,743.52	0.00%	\$2,743.52
15	Construction Area Seeding (Hydro-Seeding)	35,000	SF	\$0.07	\$2,286.27	0.00%	\$2,286.27
16	Erosion Control (Construction SWPPP)	90,000	SF	\$0.26	\$23,515.92	0.00%	\$23,515.92
<b>Total Construction Cost</b>					<b>\$798,235.00</b>		<b>\$798,235.00</b>

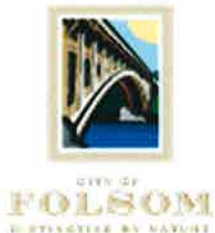
**Folsom Plan Area  
Backbone Infrastructure  
2023 Remaining Work  
Construction Cost Estimate**

	Description	Quantity	Unit	Unit Price	Total Cost	Percent Complete	Total Remaining Construction Budget
<b>Hydro-Modification Basin No. 15</b>							
<b>Earthwork &amp; Site Preparation</b>							
1	Clearing and Grubbing	350,000	SF	\$0.08	\$26,673.15	0.00%	\$26,673.15
2	Excavation	20,000	CY	\$9.74	\$194,877.30	0.00%	\$194,877.30
3	Basin Finish Grading	304,000	SF	\$0.64	\$195,269.23	0.00%	\$195,269.23
<b>Drainage Improvements</b>							
4	36-inch RCP CL-IV Storm Drainage Pipeline	211	LF	\$276.53	\$58,347.79	100.00%	\$0.00
5	36-inch Storm Drain Outfall Structure, Std. Dwg. SD-20	1	EA	\$25,695.50	\$25,695.50	100.00%	\$0.00
6	Detention Basin Outlet Control Structure - Large	1	EA	\$563,571.00	\$563,571.00	100.00%	\$0.00
<b>Detention Basin Improvements</b>							
7	12-ft. Wide Concrete Access Ramp, Std. Dwg. SD-23	2,100	SF	\$12.85	\$26,977.99	100.00%	\$26,977.99
8	Spillway, 6" Concrete w/#4 Bars 12" O.C. Each Way	1,400	SF	\$12.85	\$17,985.32	0.00%	\$17,985.32
9	20-ft. Wide A-6 Driveway, Std. Dwg. RD-02	1	EA	\$7,708.65	\$7,708.65	0.00%	\$7,708.65
10	Rock Rip Rap	150	CY	\$64.24	\$9,636.63	0.00%	\$9,636.63
11	12-ft. Wide Basin Perimeter Road - 3" AC /7.5" AB	23,240	SF	\$5.14	\$119,422.55	18.17%	\$97,723.47
<b>Landscape Improvements</b>							
12	Detention Basin Planting (Hydro-Seeding)	80,000	SF	\$0.07	\$5,225.76	0.00%	\$5,225.76
13	Construction Area Seeding (Hydro-Seeding)	198,000	SF	\$0.07	\$12,933.76	0.00%	\$12,933.76
14	Erosion Control (Construction SWPPP)	350,000	SF	\$0.26	\$91,450.80	0.00%	\$91,450.80
<b>Total Construction Cost</b>					<b>\$1,355,776.00</b>		<b>\$686,463.00</b>

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to facilitate double-sided printing.*



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Old Business
<b>SUBJECT:</b>	Resolution No. 11090 - A Resolution Authorizing the Formation of the Central Business District Master Plan Citizens Advisory Committee
<b>FROM:</b>	Community Development Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No. 11090 Authorizing the Formation of the Central Business District Master Plan Citizens Advisory Committee, with direction to Community Development Department staff to integrate the Citizens Advisory Committee into the Central Business District Master Planning process to review, comment and make recommendations to City Staff, the Consultant team, the Planning Commission and the City Council regarding Master Plan priorities, concepts, designs, and other Central Business District issues.

### **BACKGROUND / ISSUE**

The Central Business Master Plan is being prepared to meet the following General Plan policy direction.

*Policy LU 3.1.5 - Encourage new development along East Bidwell Street by creating a stronger mixed-use development pattern, both horizontal and vertical, with an emphasis on medium- and higher-density housing, while also addressing local and citywide demand for retail and services.*

*Policy LU 3.1.6- Encourage development of mixed-use projects that create a walkable, vibrant district along East Bidwell Street between Coloma Street and Blue Ravine Road.*

*Policy LU 9.1.7 Encourage efforts to establish and promote district identities (e.g., urban centers, East Bidwell Street) through the use of signage, wayfinding signage, streetscape and building design standards, advertising, and site-specific historic themes.*

The Urban Land Institute (ULI) highly recommends the use of advisory committees or ad hoc committees for complex community planning issues. The purpose of the Central Business District Master Plan Citizens Advisory Committee (CAC) is to help inform, guide, and make recommendations on challenging subjects. At the January 24, 2023, meeting, the Council indicated that it favored the formation and use of an advisory committee for the Central Business District Master Plan process.

### **POLICY / RULE**

Folsom Charter, Section 2.04.G – Duties of the Mayor, indicates the mayor may “Establish and dissolve ad hoc committees, subject to the approval of the Council, but no such committee shall exist for more than one year.”

Folsom Municipal Code, Section 2.35.040 – One Seat Limitation, states that “No person may hold more than one appointed commission, board, council or committee seat at a time. This one-seat limitation shall not apply to: (1) commission, board, council or committee members who are appointed to other commissions, boards, councils or committees as a result of, or by virtue of, their status as a member of a particular commission, committee, board or council; or (2) membership on ad hoc committees.”

### **ANALYSIS**

Of key importance to the Central Business District Master Plan process and highlighted in the General Plan is “robust community and stakeholder engagement.” The selected consultant (Jacobs Engineering Group in conjunction with Aim Consulting) has proposed a scope of work that includes the following stakeholder and community engagement process:

- CAC meetings throughout the Master Plan Process
- Draft Engagement and Awareness Plan to highlight methods for building plan awareness, communicating the plan process to the community, and ways to encourage participation.
- Maintain a Stakeholder Database
- Field visit to informally interview community members and business owners.
- Use of pop-up engagement to get input within the district and at other neighborhood events.
- Community-wide Design Charette

Formation of a CAC is contemplated in both the Folsom Charter and the Folsom Municipal Code, as noted in the Policy/Rule section above. At the January 24<sup>th</sup> meeting, the City Council indicated an interest in using a CAC for this project. Goals of the Master Plan include economic development, increased mobility, interface with the Middle School and Lembi Park, and marketing and branding. The intent is to identify stakeholders that can provide input under the following categories: landowners and business owners, residents, transportation and mobility, recreation, arts, culture and tourism, housing, and education. Staff contacted each group to gauge participation interest, and all those listed have volunteered to participate in the process.

According to the Urban Land Institute (ULI), community advisory committees should be comprised of between eight and 14 members. While the recommended list below could result in 17 potential members of the CAC, staff is comfortable with the number and the broad stakeholder representation.

### Draft Central Business District Citizen Advisory Committee Representatives

Stakeholder Category (designated representative)	Stakeholder Mission/Stated Areas of Interest and Engagement
<b>Landowners/Business Owners in the District</b>	
1. Resident (Edward Igoe)	Resident within CBD
2. Property Owner (Tom Econome)	Business Owner (Big 5), resident outside of CBD
3. Property Owner (Gary Eckhardt)	Handley's Western Wear property, past Folsom Fire Department volunteer, construction industry
<b>Residents At Large (outside the District)</b>	
4. Resident adjacent CBD (Julie Lofgren)	Resident adjacent to the district, Community Engagement Manager Clutch
5. Resident outside CBD (Jen Lee)	Local realtor, active with Chamber and other organizations (Folsom's Leading Young Professionals)
<b>Transportation</b>	
6. Transportation (Mark Johnson)	Transportation Engineer, 30-year resident in vicinity of CBD
7. Transportation (Anthony Powers)	Active transportation professional/advocate, worked on mobility study
8. ADA Access/Advocacy (Margie Donovan)	ADA Mobility Access
<b>Recreation, Arts, Culture, Tourism</b>	
9. Folsom Athletic Association (Tim Kuntz/Dean Williams - Alternate)	Building a Community through People, Parks, and Recreation, Interest in Lembi Park
10. Parks (Brian Wallace)	Parks Commissioner, Folsom Cordova Community partnership and artist
<b>Economic Development/Developer</b>	
11. Choose Folsom (Joe Gagliardi/Shannon Rob - Alternate)	Chamber of Commerce, Tourism Bureau and Economic Development Corporation. For nearly 80 years, the chamber has been a local business association advocating for businesses concerns, tourism and economic development within the city.
12. Meea Kang	Affordable Housing Developer. As Senior Vice President with Related California, Ms. Kang has extensive experience with infill housing development in the Sacramento region and beyond including several award winning projects.
13. Ardie Zahedani	Affordable Housing Developer. Passionate about Transit Oriented market rate and multifamily housing

14. Local Developer Representative (Kris Steward)	Land Use Planner, experienced at managing the entitlement process for large residential and commercial developments, represents local developers.
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Education and Student	
15. Education (Monica Flores Pactol)	Los Rios College District includes four colleges – including Folsom Lake College and serves nearly 70,000 students throughout the Sacramento region.
16. Student (Elija Tiglao)	Consumnes River College student, Architecture, urban planning, ULI volunteer
17. Student (Anuva Shekar)	UC Berkley, Architecture, Civil Engineering
Housing/Service Providers	
18. HART (Liz Ekenstedt)	Non-profit organization assisting those experiencing homelessness.

The City Council may make changes to the proposed CAC composition, or it may reduce the number of stakeholders; however, staff does not recommend increasing the number of participants above a maximum of 18 members to ensure a workable group where all members are engaged and have ample opportunity to provide needed perspectives on the plan and process.

In order to allow for the most flexibility and utilization of the CAC, staff recommends the formal appointment commence September 25, 2023, and in accordance with the Folsom Municipal Code, extend to September 25, 2024, for a maximum of one year.

### **ENVIRONMENTAL REVIEW**

The recommended action of the City Council is not a project as defined by the CEQA and therefore does not require environmental review.

### **FISCAL IMPACT**

There is no additional fiscal impact as a result of the proposed action. Funds for both project management and retained consultants have already been budgeted and appropriated. The source of the funds is from the City's allocation of American Rescue Plan Act (ARPA) funds.

### **ATTACHMENTS**

1. Resolution No. 11090 – A Resolution Authorizing the Formation of the Central Business District Master Plan Citizens Advisory Committee

Submitted,





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PAM JOHNS  
Community Development Director

**RESOLUTION NO. 11090**

**A RESOLUTION AUTHORIZING THE FORMATION OF THE CENTRAL BUSINESS DISTRICT MASTER PLAN CITIZENS ADVISORY COMMITTEE**

**WHEREAS**, the 2035 Folsom General Plan contains specific goals and corresponding objectives providing for the preparation of a Central Business District Master Plan; and,

**WHEREAS**, the Urban Land Institute (ULI) reviewed the Central Business District in the fall of 2022 and provided an Advisory Services Panel Report (November 2022) that recommends that the city use a citizens advisory committee to help inform, provide community buy-in and guide and make recommendations on challenging community planning issues; and,

**WHEREAS**, the Folsom Charter, section 2.04.G – Duties of the Mayor, indicates the mayor may “establish and dissolve ad hoc committees, subject to the approval of the Council, but no such committee shall exist for more than one year; and,

**WHEREAS**, the Folsom Municipal Code, section 2.35.040 – One Seat Limitation, indicates that it is permissible for councilmembers, commissioners, or other committee members to participate on ad hoc committees; and,

**WHEREAS**, at its January 24, 2023, meeting, the City Council directed staff to utilize a citizens advisory committee (CAC) during the Central Business District Master Plan process; and,

**WHEREAS**, there are a number of stakeholder organizations with various interests in Central Business District issues and opportunities; and,

**WHEREAS**, the City Council has selected and appointed certain stakeholders listed in Exhibit A, attached to this resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby authorizes the creation of the Central Business District Master Plan Citizens Advisory Committee; and,

**BE IT FURTHER RESOLVED** that the Folsom Central Business District Citizens Advisory Committee will be established effective September 25, 2023, and shall be dissolved effective September 25, 2024, in accordance with the Folsom Municipal Code.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August 2023, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

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Rosario Rodriguez, MAYOR

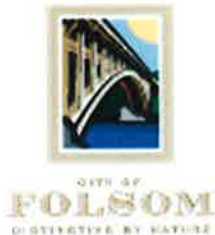
ATTEST:

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Christa Freemantle, CITY CLERK

**EXHIBIT A**

<b>Central Business District Master Plan Citizens Advisory Committee</b>	
<b>Stakeholder Category (designated representative)</b>	<b>Stakeholder Mission/Stated Areas of Interest and Engagement</b>
<b>Landowners/Business Owners in the District</b>	
1. Resident (Edward Igoe)	Resident within CBD
2. Property Owner (Tom Econome)	Business Owner (Big 5), resident outside of CBD
3. Property Owner (Gary Eckhardt)	Handley's Western Wear property, past Folsom Fire Department volunteer, construction industry
<b>Residents At Large (outside the District)</b>	
4. Resident adjacent CBD (Julie Lofgren)	Resident adjacent to the district, Community Engagement Manager Clutch
5. Resident outside CBD (Jen Lee)	Local realtor, active with Chamber and other organizations (Folsom's Leading Young Professionals)
<b>Transportation</b>	
6. Transportation (Mark Johnson)	Transportation Engineer, 30-year resident in vicinity of CBD
7. Transportation (Anthony Powers)	Active transportation professional/advocate, worked on mobility study
8. ADA Access/Advocacy (Margie Donovan)	ADA Mobility Access
<b>Recreation, Arts, Culture, Tourism</b>	
9. Folsom Athletic Association (Tim Kuntz/Dean Williams - Alternate)	Building a Community through People, Parks, and Recreation, Interest in Lembi Park
10. Parks (Brian Wallace)	Parks Commissioner, Folsom Cordova Community partnership and artist
<b>Economic Development/Developer</b>	
11. Choose Folsom (Joe Gagliardi/Shannon Rob - Alternate)	Chamber of Commerce, Tourism Bureau and Economic Development Corporation.
12. Ardie Zahedani	Affordable Housing Developer. Passionate about Transit Oriented market rate and multifamily housing.
13. Local Developer Representative (Kris Steward)	Land Use Planner, experience managing entitlement process for wide range of local development projects.
<b>Education and Student</b>	
14. Education (Monica Flores Pactol)	Los Rios College District
15. Student (Elija Tiglao)	Consumnes River College student, Architecture, urban planning, ULI volunteer
16. Student (Anuva Shekar)	UC Berkley, Architecture, Civil Engineering
<b>Housing/Service Providers</b>	
17. HART (Liz Ekenstedt)	Non-profit organization assisting those experiencing homelessness.



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	Old Business
<b>SUBJECT:</b>	Resolution No. 11089 – A Resolution Authorizing the City Manager to Execute an Agreement with Water Systems Consulting, Inc. for the City of Folsom Water Vision and Appropriation of Funds
<b>FROM:</b>	Environmental and Water Resources Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 11089 – A Resolution Authorizing the City Manager to Execute an Agreement with Water Systems Consulting, Inc. for the City of Folsom Water Vision and Appropriation of Funds.

### **BACKGROUND / ISSUE**

The Environmental and Water Resources (EWR) Department develops the City's Urban Water Management Plan, and this plan is updated every five years. On June 8, 2021, the Folsom City Council approved Resolution No. 10643 adopting the City's 2020 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan. All urban water suppliers, either publicly or privately owned, serving municipal water to 3,000 customers or supplying more than 3,000 acre-feet annually, are required to prepare an UWMP. The UWMP is required for an urban water supplier to be eligible for California Department of Water Resources (DWR) state grants, loans, and drought assistance.

The UWMP has been used as the primary water supply planning document for the City. The 2020 UWMP identifies the City's water supplies and demands in five-year increments to the year 2045. In an effort to develop more reliable, resilient, and sustainable water supplies for the City, EWR staff recommended a Water Vision planning process to evaluate water supply alternatives to meet customer demands during drought or infrastructure outages, to consider water supply impacts due to climate change, and to include key stakeholders and customers in

the development process. The goal is to evaluate the adequacy and reliability of the City's water supplies, develop a water supply portfolio that addresses water supply reliability, resiliency, and sustainability, and to develop policy recommendations to City Council that will provide long-term guidance for managing these supplies through a Stakeholder process.

This Resolution will authorize the City Manager to execute an agreement with Water Systems Consulting, Inc. for the City of Folsom Water Vision and Appropriation of Funds in the amount of \$392,525.

### **POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$70,952 or greater shall be awarded by City Council.

The 2035 General Plan outlines the necessary public facilities and services (PFS) to serve the needs of existing and future residents and businesses. The policies within Section 7 of the General Plan seek to ensure that PFS are provided and maintained, so that Folsom can continue to grow and thrive to 2023 and beyond.

Folsom General Plan 2035, Goal PFS 3.1/Objective 3.1.5 – Coordinate with regional and sub-regional agencies to ensure the reliability of an adequate water supply.

Folsom General Plan 2035, Goal PFS 3.1/Objective 3.1.7 – Provide an adequate supply of water for all users in Folsom now and in the future.

Folsom General Plan 2035, Goal PFS 3.1/Objective 3.1.8 – Require water resources be developed in coordination with local flood management, water conservation, and groundwater agencies.

Folsom General Plan 2035, Goal PFS 3.1/Objective 3.1.11 – Ensure a resilient water storage and distribution system that can rapidly recover in the event of a disaster.

### **ANALYSIS**

The intent of the Water Vision is to initiate a City-wide discussion and an opportunity for public participation in the long-range (at least 50 years) planning of Folsom's future water supply. This effort will also include regular discussions with the Utility Commission as part of the stakeholder group and with City Council as needed during the process. Based on feedback from City Council during the February 20, 2023 City Council meeting, a focused stakeholder group consisting of 20-25 members of the community will be created, which includes all seven Utility Commissioners. The program contents below will be presented to the stakeholder group and the public in various workshops for public comment, feedback, and discussion.

- City water supplies and contracts.
- City's current and future water use.

- Statewide landscape regarding water usage.
- Potential threats to the City's water supplies.
- Opportunities for water supply reliability, resiliency, and redundancy.

The following identifies the objectives of Folsom Water Vision.

- Develop reliable, resilient, and sustainable water supply opportunities.
- Provide the opportunity for public participation and education related to the City's water supplies.
- Develop a targeted stakeholder group to provide feedback on the development of goals, objectives, and water supply opportunities.
- Update the Utility Commission and City Council during the process of developing the City's Water Vision.
- Develop a City-wide Water Vision based on City Council policy and direction.

On April 28 and May 5, 2023, the City advertised a Request for Proposals (RFP) in the Sacramento Bee for the City of Folsom Water Vision. The advertisement directed potential proposers to CIPList.com to download the RFP and to provide contact information in case there was an issuance of any addendums to the RFP. City staff also reached out directly to consulting firms with experience completing this type of water supply reliability long-range planning and stakeholder process. Proposals were due on June 2, 2023 and the City received two proposals. Each proposal was required to address the following:

- Overall project management.
- Stakeholder engagement.
- Water supply and demand evaluation.
- Analysis of the City's current water supply portfolio.
- Development and analysis of future water supply portfolios.
- Develop an implementation strategy.
- Prepare a draft and final report.
- Prepare one-page supporting documents for each water supply portfolio developed.
- Anticipated hours by task.
- Overall project cost, which was submitted separately in a sealed envelope.

After reviewing the proposals, the City review team, which consisted of the EWR Director, the EWR Section Manager, and Communications Director, concluded that interviews with each proposer were necessary to better understand the scope of work and process from each of the consultants. The City team conducted interviews on July 6 and July 11, 2023. The City team asked each proposer to describe their understanding of the Water Vision process, their approach to the stakeholder process, their process of developing a water supply portfolio, and if they felt they needed to address anything differently in their proposal after the interview process.

Upon completion of the interviews, the City team ranked each of the consultants based on their experience, qualifications, project scope of work, references to projects of similar nature, and

their responses during the interview. Table 1 below shows the ranking prior to opening the cost proposals and is based on a maximum score of 80.

<b>Consultant</b>	<b>EWR 1</b>	<b>EWR 2</b>	<b>COM 1</b>	<b>Total</b>	<b>Average</b>
Water Systems Consulting, Inc.	70	71	80	221	73.7
Zanjero	65	64	65	194	64.7

*Table 1: Consultant Technical Scores without Costs*

The fee schedules for the scope of work outlined in the request for proposal from each consultant are shown in Table 2 below.

<b>Consultant</b>	<b>Fee Amount</b>	<b>Project Hours</b>	<b>Cost/Hour</b>
Water Systems Consulting, Inc.	\$392,525	1,687	\$233
Zanjero	\$267,170	1,099	\$243

*Table 2: Consultant Project Costs*

Table 3 below shows the overall total scores including project costs based on a maximum score of 100. Project costs represented 20% of the total score available.

<b>Consultant</b>	<b>Proposal Score</b>	<b>Cost Score</b>	<b>Total Score</b>
Water Systems Consulting, Inc.	73.7	13.6	87.3
Zanjero	64.7	20.0	84.7

*Table 3: Consultant Overall Scoring Including Project Costs*

In evaluating the written proposals and factoring in the interviews, the City team recommends the selection of Water Systems Consulting, Inc. for the preparation of the City of Folsom Water Vision. Water Systems Consulting, Inc. provided a more robust and detailed stakeholder engagement process, included ideas on potential projects the City could consider, clearly described their process for developing water supply alternatives and how this would be evaluated using the feedback from the Stakeholder group, and included a discussion on potential rate implications for the recommended water supply portfolio options.

Water Systems Consulting, Inc. was able to clearly articulate their process from the beginning to the end, including the Stakeholder process and how this is incorporated into the water supply portfolio development. The Stakeholder engagement process is a critically important part of the Water Vision process and the Water Systems Consulting, Inc. proposal includes a detailed stakeholder engagement work plan, an approach for tracking and measuring key metrics for outreach and includes actionable reports from each Stakeholder meeting that provide a key feedback loop to ensure the decisions reflect the visioning and values of the stakeholder group.

Based on feedback from various water agencies, Water Systems Consulting, Inc. provided exceptional service, detailed work products, and public engagement and participation through facilitated stakeholder group meetings. In speaking with the City of Santa Barbara, the City of Fresno, and the San Bernadino Valley Municipal Water District, the Water Systems Consulting, Inc. team has the necessary experience, qualifications, and project team to meet



the goals of the Folsom Water Vision. Each of these agencies strongly recommend a robust engagement and communications plan to deliver the project and Water Systems Consulting, Inc. delivered both. Along with a strong public engagement team, Water Systems Consulting, Inc. delivered the technical analysis to enable meaningful discussion and defensible decision making for water supply portfolios.

### **FINANCIAL IMPACT**

The Water Vision process was included in the Fiscal Year 2023-24 budget for \$300,000, with \$200,000 from the Water Impact Fee Fund (Fund 456) and \$100,000 from the Water Operating Fund (Fund 520). The initial costs will be from the Water Operating Fund (Fund 520) and at the end of the fiscal year the Water Impact Fee Fund (Fund 456) will reimburse the Water Operating Fund. The Environmental and Water Resources Department is requesting an appropriation of \$93,000 to be appropriated in the Fiscal Year 2023-24 Water Operating Fund (Fund 520) budget for a total budget of \$393,000. One of the allowed expenses for the Water Impact Fund is expenses due to dry years. Sufficient funds are available in the Water Operating Fund (Fund 520) and the Water Impact Fund (Fund 456) for this appropriation and additional transfer.

### **ENVIRONMENTAL REVIEW**

This project is exempt from environmental review under the California Environmental Quality Act, Section 15262 "Feasibility and Planning Studies".

### **ATTACHMENTS**

1. Resolution No. 11089 – A Resolution Authorizing the City Manager to Execute an Agreement with Water Systems Consulting, Inc. for the City of Folsom Water Vision and Appropriation of Funds
2. Water Vision Request for Proposal

Submitted,

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Marcus Yasutake, Director  
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

**ATTACHMENT 1**

**RESOLUTION NO. 11089**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WATER SYSTEMS CONSULTING, INC. FOR THE CITY OF FOLSOM WATER VISION AND APPROPRIATION OF FUNDS**

**WHEREAS**, the City of Folsom’s 2020 Urban Water Management Plan is the City’s primary water supply planning document; and

**WHEREAS**, the City advertised a Request for Proposals on April 8 and May 5, 2023 for the Water Vision process; and

**WHEREAS**, the City conducted interviews on July 6 and July 11, 2023; and

**WHEREAS**, Water Systems Consulting, Inc. by reason of their past experience and abilities for performing these types of services are qualified to perform the professional services for the Water Vision process; and

**WHEREAS**, the agreement will be in a form acceptable to the City Attorney:

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to execute an Agreement with Water Systems Consulting, Inc. for the City of Folsom Water Vision in the amount of \$392,525.

**BE IT FURTHER RESOLVED** that the Finance Director is authorized to appropriate an additional \$93,000 in the Water Operating Fund (Fund 520) and in the Water Impact Fund (Fund 456) as a transfer to the Water Operating Fund.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August 2023, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**ATTACHMENT 2**

# REQUEST FOR QUALIFICATIONS



CITY OF  
**FOLSOM**  
ENVIRONMENTAL AND  
WATER RESOURCES

## *CITY OF FOLSOM WATER VISION*

**City of Folsom  
50 Natoma Street  
Folsom, CA 95630**

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## SECTION 1. PURPOSE AND BACKGROUND

The City of Folsom (City) Environmental & Water Resources Department (EWR) is requesting proposals from qualified companies to develop a long-range (50 plus years) water vision and provide for a stakeholder engagement process for planning the City's future water supply portfolio. In an effort to develop more reliable, resilient, and sustainable water supplies for the City, EWR staff is recommending a Water Vision planning process to evaluate water supply alternatives to meet customer demands during drought or infrastructure outages, and to consider water supply impacts due to climate change. The goal is to evaluate the adequacy and reliability of the City's water supplies and to develop City Council policy to provide long-term guidance for managing these supplies.

The EWR Department develops the City's Urban Water Management Plan, and this plan is updated every five years. On June 8, 2021, the Folsom City Council approved Resolution No. 10643 adopting the City's 2020 Urban Water Management Plan (UWMP) and Water Shortage Contingency Plan. The UWMP has been used as the primary water supply planning document for the City. The 2020 UWMP identifies the City's water supplies and demands in five-year increments to the year 2045.

In August 2022, the City of Folsom, along with other regional water agencies and the Bureau of Reclamation, completed the American River Basin Study. This American River Basin Study (ARBS) developed data, tools, analyses, and climate change adaptation strategies specific to the American River Basin. The ARBS examined strategies to integrate or better coordinate local and Federal water management practices to improve regional water supply reliability, while enhancing Reclamation's flexibility in operating Folsom Reservoir to meet flow and water quality standards in the Sacramento-San Joaquin Delta (Delta) and to protect endangered fishery species in the Lower American River.

The City desires to reassess the adequacy, reliability, and cost of its water supplies. Ultimately, the City envisions a "Folsom Water Vision" that incorporates its long range water supply planning efforts and potential water portfolio options as the final deliverable. The City also envisions the update process to be stakeholder-driven with a significant public engagement component. The following identifies the objectives of Folsom Water Vision.

- Develop reliable, resilient, and sustainable water supply opportunities.
- Provide the opportunity for public participation and education related to the City's current and long-range water supplies.
- Develop a targeted stakeholder group to provide feedback on the development of goals, objectives, and water supply opportunities.
- Update the Utility Commission and City Council during the process of developing the City's Water Vision.
- Develop a City-wide Water Vision based on City Council policy and direction.

## SECTION 2. RFP TENTATIVE SCHEDULE

<b>Milestone</b>	<b>Anticipated Date*</b>
Request for Proposals Issued	April 28, 2023
Written Questions from Consultants Due	May 12, 2023 by 4:00 p.m.
Responses from City Due	May 19, 2023
Proposal Due (Date & Time)	June 2, 2023 by 2:00 p.m.
RFP Evaluation Completed	June 14, 2023
Consultant Interviews (if needed)	June 27, 2023
City Council Approval	July 25, 2023

\*Subject to change at City's discretion

## SECTION 3. RFP INSTRUCTIONS

### A. Examination of Proposal Documents

By submitting a proposal, Consultants represent that they have thoroughly examined and become familiar with the requirements of this RFP and that they are capable of meeting the proposal.

### B. RFP Addendum

Any changes to the RFP requirements will be made by written addenda by the City and shall be considered part of the RFP. Upon issuance, such addenda shall be incorporated in the agreement documents, and shall prevail over inconsistent provisions of earlier issued documentation. Should a Consultant have questions about this RFP, the Consultant shall notify the City in writing in accordance with Section D.2 below.

### C. Verbal Agreement or Conversation

No prior, current, or post award verbal conversation or agreement(s) with any officer, agent, or employee of the City shall affect or modify any terms or obligations of the RFP, or any contract resulting from this RFP.

### D. Clarification

#### 1. Examination of Documents

Should a Consultant require clarification on this RFP, the Consultant shall notify the City in writing in accordance with Section D.2 below. Should it be found that the point in question is not clearly and fully set forth in the RFP, the City may issue a written addendum clarifying the matter which shall be sent to all known recipients of this RFP and will be posted on the City of Folsom website.



2. Submitting Requests

- a. All Consultant questions, clarifications, or comments shall be submitted in writing and must be received by the City no later than **May 12, 2023 at 4:00 pm**, and be emailed to Marcus Yasutake at [myasutake@folsom.ca.us](mailto:myasutake@folsom.ca.us) with the subject line: **“Folsom Water Vision RFP 2023 - Questions”**.
- b. The City will only accept questions sent by email; all questions must be received by the City no later than the date and time specified above.

3. City Responses

- a. Response from the City will be communicated to all known recipients of this RFP, by way of Addendum, no later than 72 hours prior to Proposal Due Date and Time.
- b. It is the responsibility of the Consultants to make sure they have received all addenda prior to submitting their proposal. The RFP Tentative Schedule may change at any time. Any and all changes to the RFP Tentative Schedule will be made by way of addendum. If an Addendum is issued less than 72 hours before the Proposal Due Date and Time, the Proposal Due Date will be extended.

E. Submission of Proposals

1. Date and Time

All proposals must be submitted to the City Clerk’s Office no later than **June 2, 2023 by 2:00 p.m.** Proposals received after that date and time will be rejected by the City as non-responsive.

2. Identification of Proposals

The Consultant shall submit the proposal and costs by hard copy.

- a. Package shall include five (5) hard copies of the proposal and any additional required items
- b. The proposal package shall be addressed:

**Folsom Water Vision RFP 2023**  
City of Folsom  
Attention: City Clerk’s Office  
50 Natoma Street  
Folsom, CA 95630

- c. Associated Costs submitted shall include one (1) hard copy and be addressed:

**Folsom Water Vision RFP 2023 – Associated Costs**

City of Folsom  
Attention: City Clerk's Office  
50 Natoma Street  
Folsom, CA 95630

**3. Acceptance of Proposals**

- a. The City reserves the right to accept or reject any and all proposals, or any item or part thereof, or to waive any informalities or irregularities in proposals.
- b. The City reserves the right to withdraw this RFP at any time without prior notice and the City makes no representations that any contract will be awarded to any Consultant responding to this RFP.
- c. The City reserves the right to postpone proposal opening for its own convenience.

**F. Pre-Contractual Expense**

The City shall not be liable for any pre-contractual expenses incurred by any proposed or selected Consultant. Pre-contractual expenses include but are not limited to:

1. Preparing proposals in response to this RFP
2. Submitting proposals to the City
3. Negotiations with the City on any matter related to proposals
4. Other expenses incurred by a proposer prior to the date of award of any agreement

Proposers shall not include any such expenses as part of the price proposed in response to the RFP. The City shall be held harmless and free from any and all liability, claims, or expenses whatsoever incurred by, or on behalf of, any person or organization responding to this RFP.

**G. Contract Award**

This RFP does not commit the City to award a contract, to pay any costs incurred in the preparation of the contract in response to this request, or to procure or contract for services or supplies. The City expressly reserves the right to reject any and all proposals or to waive any irregularity or information in any proposal or in the RFP procedure and to the sole judge of the responsibility of any proposer and of the suitability of the materials and/or services to be rendered. The City reserves the right to withdraw this RFP at any time without prior notice. Further, the City reserves the right to modify the RFP Tentative Schedule.

#### H. Signature

The proposal will need to provide the name, title, address, email address, telephone number, and signature of the individual with authority to bind the company. The person who may be contacted during the period of proposal evaluation must also sign the proposal and provide their contact information.

## SECTION 4. CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT

The selected Consultant will be required to enter into a Consultant and Professional Services Agreement with the City. A sample of the City's standard Consultant and Professional Services Agreement is included in Attachment A. Unless stated otherwise; submission of a proposal indicates that the proposer accepts the terms of the City's standard Consultant and Professional Services Agreement without changes.

## SECTION 5. SCOPE OF WORK

The City of Folsom is interested in working with a Consultant to provide professional services to develop a Folsom Water Vision and provide for a stakeholder engagement process for planning the City's future water supply portfolio. The City desires to reassess the adequacy, reliability, environmental effects, and cost of its water supplies with respect to these issues and integrate this comprehensive long range supply planning effort.

### 1. Project Management

Coordinate and manage the project, including internal project meetings with City staff at key milestones. Upon commencement of the project, build and maintain a detailed project schedule, including all public involvement events (see Task 2 below) using Microsoft Project or a comparable tool. It is anticipated that the project will begin in July 2023 with the first stakeholder group meeting in September 2023. The City's goal is to complete the Water Vision by December 2024.

### 2. Manage stakeholder involvement

The City is looking for public input throughout the water supply evaluation process. The Consultant will be responsible for managing the entire public engagement process with City staff support and shall demonstrate significant experience in facilitating stakeholder meetings with a diverse group of stakeholders, as well as familiarity with local conditions and issues. Public involvement will include input from the four following groups:

- Citizen stakeholder group: representatives from City selected interest groups (plan for up to 25 stakeholders) dedicated to supporting the evaluation of the City's water supplies in a workshop setting
- City Council and Utility Commission meetings: open to all interested parties from the public
- City Utility Commission: established advisory group that recommends policy decisions to City Council
- City Council: policy decision makers

It is envisioned that up to six (6) citizen stakeholder working group meetings will be required, as well as two City Council meetings. Based on direction from City Council, the stakeholder group will meet in conjunction and in person with the City Utility Commission meetings, which occur on the third Thursday of each month, beginning at 6:30 p.m. Stakeholders will be given the opportunity to provide input on goals and objectives, supply and conservation options, potential supply portfolios, portfolio evaluation, implementation strategy, and the draft report. Although not completely selected, the Stakeholder Group will consist of one City Council Member, two Planning Commissioners, seven Utility Commissioners, two Parks and Recreation Commissioners, large water users, building community, environmental community, preservation community, education, public health, and possibly the Executive Director of the Sacramento Water Forum.

In addition, in partnership with the City's Communications Division, the Consultant shall develop website content for the City's website, which includes an opportunity for public education and input throughout the process, for the Folsom Water Vision with information regarding meetings and materials throughout the plan development. All Utility Commission and City Council meetings will be recorded, and links to the meetings in which the Folsom Water Vision is discussed will be provided on the website. Additional noticing of public meetings will be considered, such as social media, email distributions, newsletters, and news outlets through the City Communications Division. This effort will be handled by City staff but may require minimal input and coordination with the Consultant.

### 3. Evaluation of the City's Water Supplies and Demands

Review the City's 2020 Urban Water Management Plan to understand the City's water demands and water supply portfolio. This shall include a review of existing supplies and demands and supplies and demands at build-out.

### 4. Analyze the City's current water supply portfolio

Develop a full analysis of each of the City's current water supply portfolio, including but not limited to, potential climate change impacts, physical infrastructure limitations, or hydrologic impacts. Evaluate the current water supply portfolio based on performance measures such as costs, supply yield, environmental impacts, risk of infrastructure failure, and others.

#### a. Surface water from Folsom Reservoir

- b. Treated groundwater from Aerojet/Rocketdyne
- c. Water Use Efficiency and Conservation related to Senate Bill 606 and Assembly Bill 1668
- d. Raw water delivery infrastructure

Identify any potential shortfalls in the City's water supply portfolio. Key issues related to the water supplies include:

- Planned duration of the critical drought period identified in the 2020 UWMP
- Folsom Reservoir supplies and operations
- Raw water delivery infrastructure
- Potential for non-potable groundwater from Aerojet/Rocketdyne
- No groundwater within the City outside the potential for limited treated groundwater from Aerojet/Rocketdyne

5. Develop integrated water supply planning objectives

Develop water supply planning objectives in a public forum (see Task 2). The planning objectives will serve as the "why" for the City's future water supply policies. As not all objectives will have the same importance to all stakeholders, the objectives shall be weighted using a public process, to better reflect the values and preferences of City decision-makers and stakeholders. In addition, performance measures shall be developed in order to indicate how each objective will be achieved.

6. Develop and analyze future water supply portfolios

The goal of this task is to evaluate different themed water supply portfolios against the supply planning objectives to identify the best water supply portfolio for the City. First, a suite of differing water supply portfolios or infrastructure improvements should be developed with public input. These portfolios may include new supply sources or infrastructure currently unused by the City. The portfolios should then be ranked. The use of a decision tool may be necessary. The City anticipates that up to ten (10) portfolio strategies will be developed. **If the Consultant believes there are more or less than ten (10) portfolio options to be addressed, this should be clearly indicated in their proposal.**

7. Evaluate uncertainty

Perform sensitivity analyses to address any uncertainty associated with key planning issues, such as, but not limited to future climate change, environmental requirements, infrastructure failure, supply vulnerabilities, regulatory constraints, and/or other factors affecting supplies and demands. Upon completion of this task and Task 3 above, a recommended supply portfolio should be defined. Include the associated advantages and/or disadvantages of each supply portfolio alternative.

8. Develop implementation strategy

Develop an implementation strategy based on the recommended supply portfolio from Task 3. The implementation strategy shall include:

- implementation actions, including any potential challenges
- a timeline, including any triggers that would necessitate future water supply projects
- potential rate implications, including estimated capital costs for any new projects
- recommended policies that can be used to guide the City's Water Supply Management program

9. Prepare draft and final report

Gather all information developed from Tasks 1 through 9 and prepare a Folsom Water Vision report. Provide a complete Administrative Draft for staff, the Utility Commission, and stakeholder group review. Following review of the Administrative Draft, incorporate comments and provide a complete Public Draft. The Administrative and Public Drafts can be provided to the City in digital format, with the ability to provide comments and/or feedback in "track changes" mode. Incorporate all comments and provide a Final Folsom Water Vision report. The Public Draft and Final Draft shall be State website ADA compliant. The Consultant shall provide six hard copies of the final report, along with a digital version. The Consultant shall be prepared to participate in presentations to the City Council.

10. Supporting documents

Prepare a one-page (front and back) description, including any graphics, for each of the water supply portfolio options developed. This should include a brief description of the water supply alternative, the proposed supply volume, potential costs, potential risks, and any regulatory or environmental requirements. The Consultant should anticipate that the City will provide comments and feedback on a draft one-page prior to creating a final one-pager.

## SECTION 6. SPECIFICATIONS

1. **Contract Period:** The initial term shall be eighteen (18) months. In order to promote efficiency and economy, the City reserves the right to extend the contract period. Such extension(s) will be at the City's option, subject to the same specifications, terms, conditions, favorable prices, and agreement between the Consultant and the City.
2. **Contract Award:** The City plans to award a contract to the most responsible, responsive Consultant using the Selection Criteria section shown in this document.
3. **Labor:** All workmanship shall be first class throughout and only experienced qualified journeymen shall be employed under proper capable supervision.

4. **Unit Prices:** The Consultant's unit price on the price proposal shall be the total cost to the City.
5. **Notice of Termination:** The City reserves the right to terminate the Contract as identified in the attached sample Agreement (see Attachment A).
6. **Subcontracting:** Consultant may subcontract portion(s) of the work, as long as the Consultant retains the bulk of the work. Any subcontracting will be solely between the Consultant and its subcontractor(s). Consultant will remain responsible for all work performed under the contract, as though the Consultant performed all the work. Additionally, the Consultant shall remain the sole agent dealing with the City.

Subcontracting is subject to prior approval from the City. Failure to provide the requested information may result in disqualification of your proposal.

7. **Public Safety:** The Consultant shall erect such warning and directional signs as may be necessary for public safety. At the minimum, traffic cones and temporary constructions signs must be placed in advance of the work zone.
8. **Health and Safety:** The Consultant shall be solely and completely responsible for conditions of the job site, including health and safety of all persons (including employees, subcontractors, service personnel, and site visitors) and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours. Health and Safety provisions shall conform to U.S. Safety Orders, Title 8, U.S. Environmental Protection Agency Standard Operations Guides, and all other applicable Federal, State, County, and local laws, ordinances, codes, and regulations that may be detailed in other parts of these documents. Where any of these are in conflict, the more stringent requirements shall be followed. The Consultant's failure to thoroughly familiarize herself/himself with the aforementioned safety provisions shall not relieve her/him from compliance with the obligations and penalties set forth herein.
9. **Cleanup:** The Consultant shall not allow the site or work to become littered with trash and waste material but shall maintain the site of work in its normal, neat, and orderly conditions throughout the inspection period. On or before the completion of work, the Consultant shall remove all rubbish from any area which she/he has occupied and leave the area in first-class condition to the satisfaction of the Project Engineer.
10. **Public Convenience:** The Consultant shall conduct operations in a manner that causes the least possible obstruction and inconvenience to the public. The Consultant shall have under construction no greater amount of work than can be prosecuted properly with due regard to the rights of the public. The Consultant shall provide temporary access to all business establishments and pedestrian walkways as required by the City.
11. **Notification Requirements:** The Consultant shall be responsible for providing notification to residents at least one (1) week prior to the start of leak detection work if it requires entering upon the residents' property beyond the water meter. The notification

shall be hung on the front door handle of each residence. The cost associated with the notification requirements shall be considered as included in the prices of the contract items of work.

12. **Use of Premises – Private Property:** The Consultant must obtain written permission or “Right-of-Entry” or “ROE” from the owner or any privately owned property prior to beginning any leak and loss detection work on said property.
13. **Protection of Property and Environment:** The Consultant shall take every precaution to protect all public and private property during the performance of this contract. Any damage to existing facilities or property caused by the Consultant’s personnel or equipment shall be promptly repaired to the condition existing before the damage or replaced. All costs for such repairs or replacement shall be solely the responsibility of the Consultant.
14. **Dismissal of Unsatisfactory Employees:** If any person employed by the Consultant or any subcontractor fails or refuses to carry out the directions of a City representative, or is, in the opinion of a City representative, incompetent, unfaithful, intemperate, disorderly, or uses threatening or abusive language to any person at the jobsite, or if otherwise unsatisfactory, he/she shall be removed from the work immediately, and shall not again be employed on the work except upon consent of the City.
15. **Fees and Costs Not Expressly Paid for by the City:** Proposal prices shall include everything necessary for the completion of the work and fulfillment of the Contract, including but not limited to furnishing all materials, equipment, tools, excavation, sheeting, bracing and supports, plans, labor, and services. Bid prices shall include all Federal, State, and local taxes, and all other fees and costs. No fees or costs shall be paid for by the City.

## SECTION 7. PROPOSAL SUBMITTAL REQUIREMENTS

All proposals and associated costs must be received by the City Clerk’s Office no later than **2:00 p.m. on June 2, 2023**. Late proposals will not be accepted.

The proposal package shall be submitted as hard copies to the City Clerk’s Office.

- a. The proposal package shall include five (5) hard copies and be addressed:

**Folsom Water Vision RFP 2023**  
City of Folsom  
Attention: City Clerk’s Office  
50 Natoma Street  
Folsom, CA 95630

- b. Associated Costs submitted shall include one (1) hard copy and be addressed:

**Folsom Water Vision RFP 2023 – Associated Costs**



City of Folsom  
Attention: City Clerk's Office  
50 Natoma Street  
Folsom, CA 95630

The proposal, excluding transmittal letter, title page, table of contents, plain section dividers, references, resumes, and other attachments (including the Supplemental Information), should be no more than a total of 15 printed pages. Clarity and conciseness are essential and will be considered in assessing the Consultant's capabilities.

The proposal shall be organized in the following manner:

1. **Transmittal Letter (1 Page):** Proposals shall include a brief description of the Consultant's approach to providing its services to the City, including overall benefits to the City.
2. **Title Page (1 Page):** Show the proposal subject, the name of the Consultant, address, telephone number, email address, name of contact person, and date.
3. **Table of Contents (1 Page):** Proposals shall include a table of contents listing the individual sections of the proposal and their corresponding page numbers.
4. **Proposal Content (15 pages max):**
  - a. **Overview and Summary:** This section should clearly convey the Consultant's understanding of the work and project approach. Consultant should address the following:
    - i. Understanding of the City's objective, requirements, and the purpose of the project
    - ii. Understanding of the project challenges
  - b. **Project Approach:** This section should include a full description of the work elements and the proposed methodology the Consultant proposes to satisfy the City's objectives. The scope of work provided offers a framework to performing this project. However, the Consultant is allowed to identify and describe other activities to implement. In addition, the Consultant is also allowed to discuss the reason for modifying or eliminating any task as outlined in the scope of work.
  - c. **Project Schedule:** Include a schedule showing the work elements with major milestones.
  - d. **Project Team:** This section should describe the Consultant's approach to managing the work. If the proposal is a team effort, the allocation of the work to the team members should be identified.

- e. **References:** This should include work from previous clients receiving similar services by the consultant for this project.
- f. **Level of effort:** This section should include the associated hours for each task. The hours should be shown by staff positions/title for hours worked under each task. **Cost shall not be included in the written proposal and must be submitted under a separate envelope.**

5. **Supplemental Information (see Section 8) – will not count against the 15 page limit**

## SECTION 8. SUPPLEMENTAL INFORMATION

**General:** Respond to all information requested in the RFP. Brochures and advertisements will not be accepted as a substitute for these requirements. A qualifying proposal must address all items. Incomplete proposals may be rejected.

**Format:** Your response to this Supplemental Information shall be included in the RFP.

1. **Company Profile:** Your company profile shall include the following information:
  - a. Founding date (month and year)
  - b. Company size – staff and client base (i.e. local, regional, statewide, etc.)
  - c. Products and/or services provided
  - d. Location of the office from which the work will be provided and the staff allocation at the office.
  - e. Number of Projects – Include the number of water supply planning projects completed during the past ten years.
  - f. Identify the project manager and include his or her email address, telephone, fax, and cellular number.
  - g. Identify key facilities and equipment that your company has in order to support the proposed agreement.
2. **Company Experience and Qualifications:** Describe how the company has the necessary experience and qualifications to perform the work successfully. Include resumes of all project team members who are expected to work on this project.
3. **References:** List three or more clients (governmental entities preferred) for whom your firm has provided water supply planning services within California within the last 10 years.

For each of these references, include the organization name, mailing address, and contact person's name, telephone number, and email address.

- 4. Work Plan:
  - a. Outline of proposal methodologies that will be employed to accomplish the work.
  - b. Indicate whether or not your company will be subcontracting portion(s) of the work. If so, indicate the portion of work that will be subcontracted. A subcontractor does not need to be named in this proposal, but it should be described how a subcontractor would be chosen.
  - c. Describe how the interaction between your company and the City will take place to ensure that the work is performed and reported in an accurate and timely manner.
  - d. Describe your company's approach to quality assurance and quality control.
  - e. Describe your company's approach to resolving problems that may be encountered in the field.
- 5. Clarification, Exception, or Deviation: Each respondent may clarify or describe an exception or deviation from the requirements as set forth herein. Each clarification, exception, or deviation must be clearly identified and submitted with your proposal. If your firm has no clarification, exception, or deviation, a statement to that effect shall be included in the proposal.

## SECTION 9. SELECTION CRITERIA

A technical review committee made up of City Staff will evaluate the proposals based on the understanding of work, experience with similar work, the project team, proposal costs, and the supplemental questionnaire. These evaluation criteria are provided to assist the proposers in their submittal and are not meant to limit other considerations deemed necessary by the technical review committee. Proposers may be telephoned and asked for further information and required to appear for oral interviews. The City reserves the right to select a Consultant based solely on written proposals and not convene oral interviews.

These factors will be used in the evaluation of each proposal to select a finalist.

<u>Specifications:</u>	<u>Maximum Points:</u>
Experience/Qualifications	35
References	15
Project Scope/Work Plan	30
Cost	20
<hr/>	
<b>TOTAL</b>	<b>100</b>

**Note: Proposer must earn a minimum score of 75 or above to be considered for this proposal.**

A maximum of 100 points may be awarded based upon the quality and thoroughness of the offeror's response to each evaluation factor as follows.

**Experience/Qualifications:** Up to 35 points may be awarded based on evaluation of the offeror's experience including key project personnel and all subcontractors. Evaluation will be based on documented experience on similar projects, resumes, and experience narratives submitted.

**References:** A maximum of 15 points for references will be awarded upon an evaluation of offeror's work for previous clients receiving similar products and services to those proposed by the offeror for this project.

**Project Scope/Work Plans:** Up to 30 points may be awarded based on the quality and thoroughness of offeror's project plan and understanding of the project.

**Cost:** The evaluation of each proposer's cost proposal will be conducted using the following formula:

$$\frac{\text{Lowest Responsive Offer Grand Total Cost}}{\text{This Proposer's Grand Total Cost}} \times 20 = \text{Points Award}$$

#### Reference Documents

2020 Urban Water Management Plan

<https://www.folsom.ca.us/home/showpublisheddocument/6766/637629066033570000>

Water Shortage Contingency Plan

<https://www.folsom.ca.us/home/showpublisheddocument/6768/637629066707970000>

American River Basin Study

<https://www.usbr.gov/watersmart/bsp/arbs/>

## **Attachment A - Consultant and Professional Services Agreement**



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**CITY OF FOLSOM  
CONSULTANT AND PROFESSIONAL  
SERVICES AGREEMENT**

This Agreement is entered into as of \_\_\_\_\_ (“Effective Date”) by and between the City of Folsom, a Municipal Corporation, hereinafter referred to as "City" and \_\_\_\_\_, a \_\_\_\_\_, hereinafter referred to as "Consultant."

WITNESSETH:

WHEREAS, City desires to hire a consultant to provide \_\_\_\_\_; and,

WHEREAS, Consultant, by reason of its qualifications, experience, and facilities for performing the type of services contemplated herein, has proposed to provide the requested services.

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and agreed, City and Consultant agree as follows:

**1. Scope of Service**

The scope of service covered by this Agreement includes all consulting services described and contained in Exhibit A, attached hereto and by this reference incorporated into this Agreement. In the event of a conflict between the terms and conditions in this Agreement and the terms and conditions in Exhibit A, the terms and conditions set forth in this Agreement shall prevail.

**2. Term of Agreement**

The term of this Agreement shall commence on the Effective Date and shall continue until all services provided for in this Agreement have been performed or for one year, whichever is sooner, unless otherwise terminated as set forth in Paragraph 17 of this Agreement.

**3. Schedule for Performance**

City and Consultant agree that time is of the essence in the performance of this work, and Consultant agrees to produce documents in the times stated in the Proposal. Deviations from the time schedule stated in the Proposal may be made with the approval of the Environmental and Water Resources Director, or his/her authorized representative.

**4. Compensation**

Compensation for the services shall be paid on a time-and-materials, not-to-exceed basis.

The maximum compensation for the services specified in Exhibit A, including any and all costs or expenses, is [REDACTED]. In the event the cost for services exceeds [REDACTED], Consultant agrees to complete all services enumerated in Exhibit A at no additional expense to City.

The City shall have the right to review all books and records kept by the Consultant and any subcontractors in connection with the operation and services performed under this Agreement. The City shall withhold payment for any expenditure not substantiated by Consultant's or subcontractor's books and records. In the event the City has made payment for expenditures that are not allowed, as determined by the City's audit, the Consultant shall reimburse the City for the amount of the disallowed expenditures. City shall make no payment for any services not specified in Exhibit A of this Agreement unless such additional services and the price thereof are agreed to in writing and approved by the City prior to the time that such additional services are rendered.

**5. Invoicing, Payment, Notices**

A. Consultant shall submit periodic invoices, not more frequently than monthly, for the services rendered during the preceding period. Invoices shall describe the services performed and costs incurred, the person(s) rendering performed services, the amount of time spent by such person(s), and the applicable hourly rate. Invoices that include charges for services rendered during the month of June shall not include any charges incurred after June 30th. A separate invoice shall be submitted for all services rendered after June 30th.

B. Consultant shall transmit invoices and any notices required by this Agreement, to City as follows:

Email address: [apinvoices@folsom.ca.us](mailto:apinvoices@folsom.ca.us)  
Attn: Environmental and Water Resources XP2651.

C. City shall transmit payments on invoiced amounts, and any notices required by this Agreement to Consultant as follows:

Name  
Address  
ph

## 6. Professional Services

Consultant agrees that services shall be performed and completed in the manner and according to the professional standards observed by a competent practitioner of the profession in which Consultant and its subcontractors or agents are engaged. Consultant shall not, either during or after the term of this Agreement, make public any reports or articles, or disclose to any third party any confidential information relative to the work of City or the operations or procedures of the City without the prior written consent of City.

Consultant further agrees that it shall not, during the term of this Agreement, take any action that would affect the appearance of impartiality or professionalism.

## 7. Independent Contractor

A. It is understood and agreed that Consultant (including Consultant's employees) is an independent contractor and that no relationship of employer-employee exists between the parties hereto. Consultant shall be responsible for the payment of all taxes, workers' compensation insurance and unemployment insurance. Should Consultant desire any insurance protection, Consultant is to acquire same at its sole expense.

B. Consultant's assigned personnel shall not be entitled to any benefits payable to employees of City.

C. City is not required to make any deductions or withholdings from the compensation payable to Consultant under the provisions of the Agreement, and is not required to issue W-2 Forms for income and employment tax purposes for any of Consultant's assigned personnel.

D. Consultant, in the performance of its obligation hereunder, is only subject to the control or direction of City as to the designation of tasks to be performed and the results to be accomplished.

E. Any third persons employed by Consultant shall be entirely and exclusively under the direction, supervision, and control of Consultant.

F. Consultant hereby indemnifies and holds City harmless from any and all claims that may be made against City based upon any contention by any third party that an employer-employee relationship exists by reason of this Agreement. In the event Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall further indemnify, protect, defend, and hold harmless the City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.



**8. Authority of Consultant**

Consultant enters into this Agreement as an independent contractor and not as an officer, employee or representative of the City. Accordingly, Consultant shall provide information, recommendation, and advice to City, but shall possess no authority with respect to any City decision and no right to act on behalf of City in any capacity as agent, or to bind City to any obligations whatsoever.

**9. Conflict of Interest**

Consultant certifies that it has disclosed to City any actual, apparent, or potential conflicts of interest that may exist relative to the services to be provided pursuant to this Agreement. Consultant agrees to advise City of any actual, apparent or potential conflicts of interest that may develop subsequent to the date of execution of this Agreement. Consultant further agrees to complete any statements of economic interest required by either City ordinance or State law.

Neither this Agreement, any duties or obligations under this Agreement, nor the intention or expectations of the City will cause the Consultant to be a “public official” as that term is used in California Government Code section 87100. The City and Consultant agree that the Consultant is not a “public official” or “participating in governmental decisions” as those terms are used in section 87100. The City and Consultant also agree that no actions and opinions necessary for the performance of duties under this Agreement will cause the Consultant to be a “public official” or “participating in a governmental decision” as those terms are used in section 87100. Nothing in this Agreement shall be construed to be inconsistent with the Consultant’s status as an independent contractor.

**10. Assignment and Subcontracting**

Consultant's rights, duties and obligations under this Agreement are not assignable or transferable, and Consultant shall not subcontract any work, without the prior written approval of the City.

**11. Ownership of Work Product**

All technical data, evaluations, reports, plans and other work products of Consultant provided hereunder shall become the property of City and shall be delivered to City upon completion of the services authorized hereunder. Consultant may retain copies thereof for its files and internal use. City representatives shall have access to work products for the purpose of inspecting same and determining that the services are being performed in accordance with the terms of the Agreement. Publication of the information derived from work performed or data obtained in connection with services rendered under this Agreement must be approved in writing by City.

Both parties recognize that the City is a public entity subject to the requirements of the California Public Records Act (“PRA”). Consultant understands that the release of any written, printed, graphic, or electronically recorded information and document delivered by Consultant to the City will be governed by the PRA and agrees that the release of such material pursuant to the PRA shall not require Consultant’s prior consent or approval.

**12. Indemnification**

Consultant shall indemnify, protect, defend, save and hold City, its officers, employees, and agents, harmless from any and all claims or causes of action for death or injury to persons, or damage to property resulting from intentional or negligent acts, errors, or omissions of Consultant or Consultant's officers, employees, volunteers, and agents during performance of this Agreement, or from any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct, negligent acts, or omissions of Consultant or its employees, subcontractors, or agents, or by the quality or character of Consultant's work. It is understood that the duty of Consultant to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Consultant from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply, and shall further survive the expiration or termination of this Agreement. By execution of this Agreement, Consultant acknowledges and agrees to the provisions of this Section and that it is a material element of consideration.

**13. Insurance**

During the term of this Agreement, Consultant shall maintain and provide evidence of insurance coverage as set forth in Exhibit B, attached hereto and incorporated herein by reference, at its own cost and expense.

**14. Employment Practices**

Consultant, by execution of this Agreement, certifies that it does not discriminate against any person upon the basis of race, color, creed, national origin, age, sex, disability or marital status in its employment practices.

**15. Licenses, Permits, Etc.**

Consultant represents and warrants to City that it has all licenses, permits, qualifications and approvals of whatsoever nature legally required for Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, obtain and/or keep in effect at all times during the term of this Agreement any licenses, permits, and approvals which are legally required for Consultant to practice its profession at the time the services are performed.

**16. Records**

Consultant shall maintain records, books, documents and other evidence directly pertinent to the performance of work under this Agreement in accordance with generally accepted accounting principles and practices.

**17. Termination**

A. City or Consultant may terminate this Agreement by providing thirty (30) days written notice prior to the effective termination date.

B. In the event of such termination, City shall pay Consultant for all services actually rendered up to and including the date of termination.

C. Consultant shall deliver to City copies of all drawings, reports, analyses, and investigations whether completed or not, prepared or in the process of being prepared under the provisions of this Agreement.

**18. Amendments**

Any modification or amendment of any provision of this agreement shall be in writing and must be executed by both parties hereto.

**19. Incidental Beneficiaries**

It is expressly understood and agreed that the enforcement of these terms and conditions shall be reserved to City and Consultant. Nothing contained in the Agreement shall give or allow any claim or right of action whatsoever by any third person. It is the express intent of the City and Consultant that any such person or entity, other than City and Consultant, receiving services or benefits under this Agreement shall be deemed an incidental beneficiary.

**20. Miscellaneous Provisions**

A. **Attorneys' Fees:** In the event an action or proceeding is instituted by either party for the breach or enforcement of any provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees according to law.

B. **Venue:** This Agreement shall be deemed to be made in, and the rights and liabilities of the parties, and the interpretation and construction of the Agreement governed by and construed in accordance with the laws of the State of California. Any legal action arising out of this Agreement shall be filed in and adjudicated by a state court in the County of Sacramento, State of California.

C. **Enforceability:** If any term or provision of this Agreement is found to be void, voidable, invalid or unenforceable by a court of competent jurisdiction under the laws of the State of California, any and all of the remaining terms and provisions of this Agreement shall remain binding.

D. **Time:** All times stated herein or in any other contract documents are of the essence.

E. **Binding:** This Agreement shall bind and inure to the heirs, devisees, assignees and successors in interest of Consultant and to the successors in interest of City in the same manner as if such parties had been expressly named herein.

F. **Survivorship:** Any responsibility of Consultant for warranties, insurance, indemnity, record keeping or compliance with laws with respect to this Agreement shall not be invalidated due to the expiration, termination or cancellation of this Agreement.

G. **Waiver:** In the event that either City or Consultant shall at any time or times waive any breach of this Agreement by the other, such waiver shall not constitute a waiver of any other or succeeding breach of this Agreement, whether of the same or any other covenant, condition or obligation. Waiver shall not be deemed effective until and unless signed by the waiving party.

**21. Entire Agreement**

This instrument and any attachments hereto constitute the entire Agreement between the City and Consultant concerning the subject matter hereof and supersedes any and all prior oral and written communications between the parties regarding the subject matter hereof.

**22. Authority to Execute**

The person or persons executing this Agreement on behalf of the parties hereto warrants and represents that he/she/they has/have the authority to execute this Agreement on behalf of their entity and has/have the authority to bind their party to the performance of its obligations hereunder.

**23. Counterparts**

This agreement may be executed in one or more counterparts, each of which shall be deemed an original, and will become effective and binding upon the parties at such time as all of the signatories hereto have signed a counterpart of this Agreement. All counterparts so executed shall constitute one Agreement binding on all of the parties hereto, notwithstanding that all of the parties are not signatory to the same counterpart.

END OF TEXT - SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed.

CONSULTANT:

[Redacted]

(If a corporation, must be signed by two officers of the corporation per Corporations Code section 313.)

\_\_\_\_\_ Date

\_\_\_\_\_ Tax I.D. Number

\_\_\_\_\_ Signature

\_\_\_\_\_ Signature

\_\_\_\_\_ Print Name

\_\_\_\_\_ Print Name

\_\_\_\_\_ Title

\_\_\_\_\_ Title

CITY OF FOLSOM, A Municipal Corporation:

\_\_\_\_\_ Date

\_\_\_\_\_ Elaine Andersen, City Manager

ATTEST:

FUNDING AVAILABLE:

\_\_\_\_\_ Christa Freemantle, City Clerk Date

\_\_\_\_\_ Stacey Tamagni, Finance Director Date

ORIGINAL APPROVED AS TO CONTENT:

ORIGINAL APPROVED AS TO FORM:

\_\_\_\_\_ Marcus Yasutake, Environmental and Water Resources Director Date

\_\_\_\_\_ Steven Wang, City Attorney Date

**NOTICE: SIGNATURE(S) ON BEHALF OF CONSULTANT MUST BE NOTARIZED.**

A certificate of acknowledgment in accordance with the provisions of California Civil Code section 1189 must be attached for each person executing this agreement on behalf of consultant. This section provides, at part (b): "Any certificate of acknowledgment taken in another place shall be sufficient in this state if it is taken in accordance with the laws of the place where the acknowledgment is made."

**EXHIBIT A**

(Scope of Work)

See following pages.

## EXHIBIT B INSURANCE

NOTE: The word “Consultant” in this Exhibit refers to either “Consultant” or “Contractor” as the term is used in the Agreement/Contract to which this Exhibit is attached.

A. During the term of this Agreement, Consultant shall maintain in full force and effect at all times during the term of the contract, at its sole cost and expense, policies of insurance as set forth herein:

1. General Liability:

- a. General liability insurance including, but not limited to, protection for claims of bodily injury and property damage liability, personal and advertising injury liability and product and completed operations liability.
- b. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability coverage form CG 0001 (occurrence).
- c. Claims-made coverage is not acceptable.
- d. The limits of liability shall not be less than:
 

Each occurrence:	One Million Dollars (\$1,000,000)
Products & Completed Operations:	One Million Dollars (\$1,000,000)
Personal & Advertising Injury:	One Million Dollars (\$1,000,000)
- e. If a general aggregate limit of liability is used, the minimum general aggregate shall be twice the ‘each occurrence’ limit or the policy shall contain an endorsement stating that the general aggregate limit shall apply separately to the project that is the subject of the contract.
- f. If a products and completed operations aggregate limit of liability is used, the minimum products and completed operation aggregate shall be twice the ‘each occurrence’ limit or the policy shall contain an endorsement stating that the products and completed operations aggregate limit shall apply separately to the project which is the subject of the contract.
- g. If the Consultant maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

2. Automobile Liability:

- a. Automobile liability insurance providing protection against claims of bodily injury and property damage arising out of ownership, operation, maintenance, or use of owned, hired, and non-owned automobiles.
- b. Coverage shall be at least as broad as Insurance Services Office Automobile Liability coverage form CA 0001, symbol 1 (any auto).
- c. The limits of liability per accident shall not be less than:

Combined Single Limit

One Million Dollars (\$1,000,000)

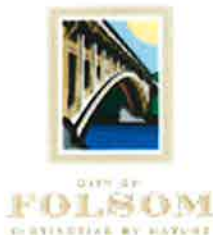
- d. If Automobile Liability coverage, as required above, is provided by the Commercial General Liability form, the General Liability policy shall include an endorsement providing automobile liability as required above.
3. Workers' Compensation
- a. Workers' Compensation Insurance, with coverage as required by the State of California (unless the Consultant is a qualified self-insurer with the State of California), and Employer's Liability coverage.
- b. Employer's Liability Coverage with a limit not less than \$1,000,000 per accident for bodily injury and disease.
- c. Consultant shall sign and file with the City department responsible for this Agreement/Contract the Worker's Compensation Certificate contained in the Project Manual.
4. Insurance Required in the Supplementary Conditions: Consultant shall be required to comply with all conditions as stipulated in the Standard Construction Specifications, any supplementary conditions and any special provisions as applicable.
5. Professional Liability Insurance  
If required, errors and omissions, malpractice or professional liability insurance with coverage of not less than \$1,000,000 per claim.
6. Other Insurance Provisions:
- a. The Consultant's General Liability and Automobile Liability policies shall contain, or be endorsed to contain, the following provisions:
- i. The City, its officials, employees, agents and volunteers shall be covered and specifically named as additional insureds on a separate endorsement as respects liability arising out of activities performed by or on behalf of the Consultant, products and completed operations of the Consultant, premises owned, occupied, or used by the Consultant, or automobiles owned, leased, hired, or borrowed by the Consultant in a form acceptable to the City Attorney.
  - ii. The Endorsement requirement may be satisfied with express provisions in the insurance policy(ies) which identifies any person or entity required to be included as an insured under the policy. A copy of the declarations page identifying the policy number, and pertinent provisions in the policy providing additional insured coverage shall be provided to the City.
  - iii. The policy shall contain no special limitations on the scope of coverage afforded to the City, its officials, employees, agents or volunteers.
- b. For any claims related to the project, the Consultant's General Liability and Automobile insurance coverage shall be primary insurance in their coverage of the City and its officers, officials, employees, agents, or volunteers, and any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.



- c. Any failure to comply with reporting or other provisions of the policies on the part of the Consultant, including breaches of warranties, shall not affect coverage provided to the City, its officers, officials, employees, agents or volunteers.
  - d. The Consultant's Workers Compensation and Employer's Liability policies shall contain an endorsement that waives any rights of subrogation against the City, its officers, officials, employees, agents, and volunteers.
  - e. Each insurance policy shall state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits, non-renewed, or materially changed except after **30 days prior written notice** by certified mail has been given to the City. Ten days prior written notice by certified mail shall be given to the City in the event of cancellation due to nonpayment of premium.
7. Acceptability of Insurers: Insurance is to be placed with insurers with a **Bests' rating of no less than A:VII.**
  8. The Consultant shall furnish the City with Certificates of Insurance and endorsements or insurance binders, signed by a person authorized by the insurer to bind coverage on its behalf, evidencing the coverage required by this section, the Standard Specifications, Special Provisions and/or any Supplementary Conditions. **The Consultant shall furnish complete, certified copies of all required insurance policies, including original endorsements specifically required hereunder if requested.**
  9. The Consultant shall report, by telephone to the Project Manager within 24 hours, and also report in writing to the City within 48 hours, after Consultant or any Subcontractors or agents have knowledge of, any accident or occurrence involving death of or serious injury to any person or persons, or damage in excess of Ten Thousand Dollars (\$10,000) to property of the City or others, arising out of any work done by or on behalf of the Consultant as part of the contract.
  10. Such report shall contain:
    - a. the date and time of the occurrence,
    - b. the names and addresses of all persons involved, and
    - c. a description of the accident or occurrence and the nature and extent of the injury or damage.
  11. The City, at its discretion, may increase the amounts and types of insurance coverage required hereunder at any time during the term of the contract by giving 30 days written notice.
  12. If the Consultant fails to procure or maintain insurance as required by this section, the Standard Specifications, and any Supplementary Conditions, or fails to furnish the City with proof of such insurance, the City, at its discretion, may procure any or all such insurance. Premiums for such insurance procured by the City shall be deducted and retained from any sums due the Consultant under the contract.
  13. Failure of the City to obtain such insurance shall in no way relieve the Consultant from any of its responsibilities under the contract.
  14. The making of progress payments to the Consultant shall not be construed as

relieving the Consultant or its Subcontractors of responsibility for loss or direct physical loss, damage, or destruction occurring prior to final acceptance by the City.

15. The failure of the City to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at any time during the term of the contract.
16. In the event Consultant carries Excess Liability Coverage, the Excess Liability Coverage shall apply to any and all claims related to the project on a primary and non-contributory basis, and the City's insurance or self-insurance coverage shall be excess to the Consultant's Excess Liability Coverage.



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/22/2023
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	Resolution No. 11093 – A Resolution of the City Council Authorizing the Mayor to Execute an Amendment to the Employment Agreement for the City Manager
<b>FROM:</b>	City Attorney's Office

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff respectfully recommends that the City Council make appropriate salary adjustment for the City Manager following her performance evaluation by adopting Resolution No. 11093 – A Resolution of the City Council Authorizing the Mayor to Execute an Amendment to the Employment Agreement for the City Manager.

### **BACKGROUND / ISSUE**

The City Manager was appointed to her position effective July 16, 2018. The City Manager's contract provides for an annual evaluation of the City Manager's performance.

The City Council met in Closed Sessions on June 13, June 27, and July 11 to discuss the City Manager's performance over the past year. Following the performance evaluation, the Mayor desires to address a compensation adjustment to be considered by the Council in open session.

### **POLICY / RULE**

The City Manager is appointed by the City Council pursuant to Section 3.01 of the City Charter. The salary of the City Manager is determined by the City Council commensurate with the responsibility of the position. Section 3.01(D) of the City Charter.

## **ANALYSIS**

Due to the City's fiscal challenges, the City Manager voluntarily declined salary increases in 2020 and 2022. The City Manager's current base annual salary is \$263,681.25. The attached Resolution and amendment to City Manager's employment agreement provide for a 10% salary adjustment to \$290,050 per year.

Additionally, HR has discovered a discrepancy between the amount of life insurance coverage in the City Manager's Employment Agreement (\$70,000) and the actual coverage provided in the City's insurance policy document. The City's insurance policy indicates that the position of City Manager is covered by a \$100,000 basic life insurance plan. Accordingly, the draft amendment to the City Manager's employment agreement also includes a correction to the City Manager's life insurance coverage provided by the insurance carrier.

Aside from adjustments to salary and life insurance coverage, all other terms in the agreement pertaining to employment and benefits remain the same. This matter appears in open session in order for the City Council to authorize the Mayor to execute an amendment to the employment agreement for the City Manager.

The adoption of this Resolution complies with the regulations of the California Public Employees' Retirement System and SB 1436 in that the legislative body (i.e., the City Council) shall receive oral report on the changes in salaries, salary schedules or compensation paid in the form of fringe benefits of a "local agency executive", as defined in Government Code Section 3511.1(d). The only "local agency executive" covered by this Resolution is the City Manager, and the salary schedule for the City Manager, as approved by the City Council in open session, is \$290,050 per year as shown in Attachment 1. The City Manager's deferred compensation and all fringe benefits remain the same, and as reported orally in open session, are shown in Attachment 2.

## **FINANCIAL IMPACT**

Funding for the City Manager's salary and benefits was included in the Fiscal Year 2023-2024 budget in the General Fund (Fund 010). Any increase over the budgeted amount will be funded by the General Fund.

## **ENVIRONMENTAL REVIEW**

This action is not considered a project under Section 15061(b)(3) of the California Environmental Quality Act Guidelines, and as such is exempt from environmental review.

## **ATTACHMENTS**

1. Resolution No. 11093 – A Resolution of the City Council Authorizing the Mayor to Execute an Amendment to the Employment Agreement for the City Manager
2. Current Employment Agreement for the City Manager, as previously amended

Respectfully submitted,

---

Steven Wang, City Attorney

## ATTACHMENT 1

**RESOLUTION NO. 11093**

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT AGREEMENT FOR THE CITY MANAGER**

**WHEREAS**, the City Council is required by the Folsom City Charter to appoint a City Manager through the mechanism of an employment agreement to serve as the Chief Executive Officer of the City; and

**WHEREAS**, the City Council approved an Employment Agreement for the City Manager (“Agreement”) at its regular meeting on May 22, 2018; and

**WHEREAS**, Section 6 of the Agreement calls for annual performance evaluation of the City Manager; and

**WHEREAS**, the City Council met in closed session as authorized by the Brown Act on June 13, June 27, and July 11, 2023 to conduct performance evaluation of the City Manager; and

**WHEREAS**, following the City Manager’s performance evaluation, the City Council desires to adjust the City Manager’s compensation; and

**WHEREAS**, the City Attorney has prepared an amendment to the City Manager’s Employment Agreement, attached hereto as Attachment 1, updating the salary and correcting the amount of life insurance for City Manager according to the City’s life insurance plan, without changing any other provisions of the Agreement.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Folsom that the Mayor is hereby authorized to execute Amendment No. 4 to Employment Agreement for the City Manager as shown in Attachment 1 attached to this Resolution.

**PASSED AND ADOPTED** this 22<sup>nd</sup> day of August, 2023 by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

\_\_\_\_\_  
Rosario Rodriguez, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**ATTACHMENT 1  
TO  
RESOLUTION NO. 11093**

**AMENDMENT NO. 4 TO  
EMPLOYMENT AGREEMENT  
FOR THE CITY MANAGER**

This Amendment No. 4 to the Employment Agreement for the City Manager (referred to herein as the “Agreement”), is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, as provided for in Section 17 of the Agreement and for all purposes, including calculation of pay and benefits, is effective as of July 1, 2023.

Exhibit A of the Agreement is hereby modified to reflect:

1. Employee’s base salary to be \$290,050 per year.
2. The provision for Life Insurance shall be replaced and updated with the following:

“City pays 100% of the premium for a \$100,000 life insurance policy on policies offered to other Executive Management employees of the City. The life insurance may be portable at no additional cost to the City.”

Except as amended herein, all other provisions of the Agreement and any previously approved amendments thereto not inconsistent with this Amendment shall remain in full force and effect.

Approved and Authorized:

\_\_\_\_\_  
Rosario Rodriguez, Mayor  
For the City of Folsom - Employer

Accepted and Agreed to:

\_\_\_\_\_  
Elaine Andersen  
Employee – City Manager

Approved as to Form:

\_\_\_\_\_  
Steven Wang  
City Attorney



Attest:

---

Christa Freemantle  
City Clerk

## ATTACHMENT 2

**CITY OF FOLSOM**

**EMPLOYMENT AGREEMENT**  
**FOR THE**  
**CITY MANAGER**

THIS AGREEMENT, the effective date of which shall be the 24<sup>th</sup> day of May, 2018, is by and between the City of Folsom, State of California, a municipal corporation, hereinafter referred to as "Employer," and Elaine Andersen, hereinafter called "Employee."

**RECITALS**

**WHEREAS**, Section 3.01 of the Folsom City Charter provides that the City Council shall appoint a City Manager for an indefinite term through the mechanism of an Employment Agreement to serve at the pleasure of the City Council, and the City Council wishes to retain Employee in the position of City Manager; and

**WHEREAS**, pursuant to the provisions of the Folsom City Charter and Chapter 2.08 of the Folsom Municipal Code, the City Council has determined that Employee shall be the City Manager of the City of Folsom; and

**WHEREAS**, it is the desire of the City Council to establish terms and conditions of employment; establish compensation and certain benefits; provide a procedure to set goals and objectives to be met and the measurement thereof; provide for a review and evaluation of performance; provide for termination, if necessary; and provide for other subjects related to the status of Employee within this Employment Agreement; and

**WHEREAS**, the City Council has determined the salary and benefits for this position as outlined in Exhibit A, attached hereto and incorporated herein by reference; and

**WHEREAS**, it is the desire of the City Council to secure and retain the services of Employee and to provide inducement for her to remain in such employment and to make possible full work productivity by assuring Employee's morale and peace of mind with respect to future security; and

**WHEREAS**, Employee desires to accept employment with the City of Folsom in the position specified above.

**NOW, THEREFORE**, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

**Section 1. Duties**

City Council hereby agrees to employ Employee as City Manager of Employer to perform such legally permissible and proper duties and functions as prescribed by the Municipal Code and/or as the City Council may lawfully assign. Employee shall commence her duties on July 16, 2018, and salary and all accruals provided herein shall begin with commencement of her duties.

**Section 2. Termination, Resignation and Severance Pay**

A. The City Council shall have the right to terminate the services of Employee at any time, subject to the provisions of the City Charter, Chapter 2.08 of the Folsom Municipal Code, and this Agreement. Employee may resign at any time from her position with Employer subject to providing sixty (60) days advance written notice to Employer, unless the parties hereto otherwise agree, in writing, to a different notice period.

B. In the event Employee resigns or is terminated by the City Council, Employer agrees to pay Employee any accrued and unpaid salary and the cash value of any accrued annual leave or administrative leave, all subject to federal and state withholding requirements. Such amount shall be paid within thirty (30) days of resignation or termination.

C. In the event Employee is terminated by the City Council, Employer agrees to pay Employee a lump sum cash severance payment as set forth on Exhibit "A," attached hereto. The severance payment shall be the equivalent of the cash value of the monthly salary and benefits provided to the Employee with no accrual of annual, vacation, sick or administrative leave during that time period. Employer agrees to make this payment, less withholdings, within thirty (30) days of termination. If Employee is terminated for reasons of criminal misconduct which would amount to a misdemeanor or higher offense under the Penal Code; acts constituting moral turpitude, conflicts of interest or incompatibility of office occurring in the course of employment, whether charges are filed or not, Employer shall have no obligation to make any payments to Employee under this section. If Employee is terminated as a result of a conviction of an offense amounting to a misdemeanor or higher under the Penal Code, or for committing acts constituting moral turpitude, conflicts of interest or incompatibility of office occurring outside the course of her employment, Employer shall have no obligation to make any payments to Employee under this section.

D. In the event Employee is convicted of a crime that involves abuse of her position or office as defined in Government Code section 53243.4, Employee must fully reimburse the Employer for specified funds pursuant to Government Code section 53243, *et seq.*, as set forth below:

1. If Employee is placed on paid administrative leave pending an investigation by the City of any potential abuse of her position, Employee shall be required to fully reimburse the City the cost of the paid administrative leave if she is convicted of a crime involving an abuse of her position.

2. Notwithstanding any other provisions of this Agreement, if Employee has been provided legal criminal defense counsel regarding a charge involving the abuse of her position, Employee must fully reimburse the City for the cost of that counsel if Employee is convicted of a crime involving an abuse of her position.

3. Notwithstanding any other provisions of this Agreement, if this Agreement is terminated, any cash settlement related to the termination that Employee may receive from the Employer shall be fully reimbursed if Employee is convicted of a crime involving an abuse of her position.

### **Section 3. Compensation**

A. Employee's base salary on the effective date of this Agreement shall be payable in installments at the same time as other employees of Employer are paid in the amount set forth in Exhibit A. Employee's salary is reflective of the salary for similar positions in a comparable employment market, based upon a salary survey and takes into account the special expertise, experience and job duties of Employee.

B. The City Council shall review Employee's performance annually, and shall determine compensation based upon Employee's performance. Salary determinations shall be made after the annual budget adoption. The City Council shall have no right to decrease the salary provided to Employee by more than five (5) percent per year, unless voluntarily agreed to by Employee.

### **Section 4. Expense Allowance**

A. Employer's duties require that Employee incur expenses that may not be eligible for reimbursement by the City, but which are nonetheless incurred by Employee in the course of the performance of those official duties and/or functions. Accordingly, to encourage Employee to participate, attend or contribute to events, activities or organizations that enhance and promote the image and interests of the City, the City Council hereby provides to Employee an expense allowance in the fixed amount per month as set forth on Exhibit A as part of Employee's total compensation package.

B. The expense allowance is not intended to prevent or prohibit Employee from seeking reimbursement for expenses that are eligible for reimbursement pursuant to state law and/or City policy, such as personal travel, lodging or meal expenses incurred while on official business.

C. The expense allowance shall be treated as income and shall be subject to all applicable federal and state taxation requirements. The expense allowance is not contingent on the proof of actual expenses incurred by Employee, and Employee shall not be required by the City to maintain any record of non-reimbursable expenses.

### **Section 5. Auto Allowance**

Employer's duties require that Employee have transportation readily available for her unrestricted use during her employment with Employer, and, to the end of assuring that Employee has a vehicle available, the City Manager shall be granted an automobile allowance as set forth on Exhibit A, payable in monthly installments in the regular payroll process.

### **Section 6. Performance Evaluation**

The City Council and Employee shall meet at least once annually to mutually establish goals and performance objectives desired by the City Council to be accomplished during the next year.

### **Section 7. Administrative Leave**

A. Administrative leave shall be commensurate with required job commitments beyond normal work hours, such as attendance at meetings of the City Council and various boards and commissions. It is recognized that Employee has significant job requirements and commitments beyond normal work and Employee shall be credited with administrative leave annually in the amount provided in Exhibit A to this Agreement. Administrative leave shall be credited to Employee on the first day of each calendar year in the full amount specified in Exhibit A.

B. Administrative leave may be used for leave purposes only and has no cash value, except in the event of termination. Administrative leave shall be capped at 80 hours and must be used during the calendar year. Unused hours shall not roll over to subsequent years.

C. In the event of termination, except termination for cause, Employee shall be paid for any unused Administrative Leave on an hour for hour basis.

### **Section 8. Annual and Sick Leave**

Employee shall accrue annual and sick leave as follows:

A. Employee shall accrue, and have credited annual leave at the rate set forth in Exhibit A attached to this Agreement. Annual leave shall be comprised of sick leave, personal leave and vacation.

B. There is an annual leave cap of 320 hours. Employee may accrue the unused portion of any earned annual leave up to 320 hours of annual leave. If Employee reaches an Annual Leave balance of 320 hours, Annual Leave will cease to accrue and Employee will begin accruing Sick Leave until the Annual Leave balance falls below 320 hours. When Employee is accruing Sick Leave, it shall accrue at the same rate as Annual Leave (24 hours per month). Sick Leave would continue to accrue thereafter at the rate of 24 hours per month until and unless the Annual Leave bank balance is below 320 hours.

C. Sick leave may only be used by Employee for purposes enumerated in the City Personnel Rules. Accrued sick leave cannot be cashed out and has no cash value. There is no maximum on the number of hours of sick leave Employee may accrue. Consistent with PERS law, sick leave may be converted to service credit for purposes of retirement.

D. A maximum of 40 hours of accrued Annual Leave is eligible to be cashed out per fiscal year, except upon termination of employment or retirement from the City of Folsom.

E. If Employee participates in voluntary contributions to a 401A plan with annual leave, nothing in this section is intended to affect such contributions provided the contributions are at no cost to the City.

### **Section 9. Other Benefits**

A. Employee shall be entitled to receive the benefits delineated below in the amounts specified in Exhibit A attached to this Agreement. The benefits provided shall be with plans and as provided to other employees in the City. Benefits provided include:

1. Health, Dental and Vision Insurance (payment of premiums)
2. Life Insurance (payment of premiums)
3. Short and long-term disability insurance (payment of premiums)
4. Deferred Compensation
5. Workers' Compensation coverage for on-the-job injuries or illnesses

B. Employer intends to provide Employee with benefits at least equivalent to those benefits available to other City employees. To the extent other benefits are granted to City employees which are not included in this Agreement, the City Council shall consider whether to amend this Agreement to provide such benefits to Employee.

C. Additional and other benefits may be provided to Employee, at the discretion of the City Council, and shall be set forth in Exhibit A.

D. Employer reserves its right to make changes from time to time in the benefits offered and the cost of such benefits to active or retired employees, both before and after retirement.

### **Section 10. Retirement**

Employer agrees to make employer contributions to the California Public Employees Retirement System (PERS) for the 2.7% at 55 PERS plan on behalf of Employee. Employee shall have the employee portion of the PERS contribution regularly deducted from her salary by the City and forwarded to PERS, which account shall accrue to the benefit of Employee. Employee's retirement shall be calculated based on her highest average annual compensation during her last consecutive 12-month period of employment with the Employer. Employee shall pay 100% of the Employee contribution to the PERS Retirement benefit. If Employer modifies the retirement plan provided to other current non-safety employees, then Employee's plan shall conform to the modified plan.

### **Section 11. Official Travel and Professional Development**

Employer shall pay the reasonable travel and subsistence, registration and incidental expenses of Employee incurred for official travel, meetings, and events, and Employer shall pay for the reasonable expenses related to the professional growth and development, and/or professional certification of Employee.

### **Section 12. Dues and Subscriptions**

Employer agrees to pay for the reasonable professional dues and subscriptions of Employee necessary for her continuation and participation in national, regional, state and local associations and organizations necessary and desirable for her continued professional growth and knowledge enhancement, and for the benefit of Employer.

### **Section 13. Team Building and Executive Team Development**

The City Council and Employee acknowledge the importance of team building and executive team development and the City Council supports reasonable programs and activities, as determined by the City Manager, to achieve a cohesive and performance-oriented management team.

### **Section 14. Defense and Indemnification**

To the extent required by state law, Employer shall defend, hold harmless and indemnify Employee against any tort, professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties for the position specified in this Agreement. Employer may, in its sole discretion, compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon when, in the judgment of Employer such is the most advisable course of action, but in any event, will defend and indemnify Employee. This provision shall survive any termination or resignation of the Employee or expiration of this Agreement. This paragraph is not intended to provide any rights in excess of those rights provided by state law.

### **Section 15. Notices**

A. Notices pursuant to this Agreement shall be given by first class mail addressed as follows:

1. EMPLOYER: City Council  
City of Folsom  
50 Natoma Street  
Folsom, California 95630

Any Notice to the City Council shall include a copy to the City Attorney at the same address.

2. EMPLOYEE: Elaine Andersen  
1118 Souza Way  
Folsom, California 95630

B. Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice.

C. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the U.S. Postal Service.

### **Section 16. Relationship with City Attorney**

Notwithstanding the power of the City Manager to appoint all employees of the City, including the City Attorney, Employee hereby acknowledges that pursuant to the Rules of Professional Conduct of the State Bar of California, the City Attorney's client is the City. Employee further acknowledges that the City Attorney is required to advise the City Council if the City Attorney believes that the City Manager has acted, or intends to act in a manner which is



likely to result in damage, injury or liability to the City, or has refused to act to prevent such damage, injury or liability. Employee shall take no action to prohibit the City Attorney from fulfilling such responsibilities.

**Section 17. General Provision**

A. The text hereof shall constitute the entire Agreement between the parties and shall supersede any and all prior agreements and amendments between the parties. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties unless reduced to writing and signed by a representative of the City Council and the Employee.

B. This Agreement shall be binding on and inure to the benefit of the heirs at law and executors of Employee.

C. If any provision or any portion of the Agreement is held to be unconstitutional, invalid or unenforceable, the remainder of this Agreement shall not be affected and shall remain in full force and effect.


D. The Agreement shall become effective immediately upon the execution by both parties.

**SIGNATURE PAGE IMMEDIATELY FOLLOWS**

**IN WITNESS WHEREOF**, the Mayor of the City of Folsom, California, pursuant to authority granted to him by the City Charter and Folsom Municipal Code, hereby signs this Agreement on behalf of the City of Folsom as Employer, and Elaine Andersen, as Employee, hereby signs this Agreement, both parties agreeing to the terms and provisions set forth herein.

**APPROVED AND AUTHORIZED:**

Date: 5/24/18

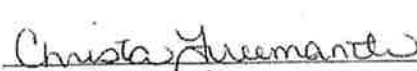
  
\_\_\_\_\_  
Stephen E. Miklos, Mayor of the City of Folsom  
For the City of Folsom – Employer

**ACCEPTED AND AGREED TO:**

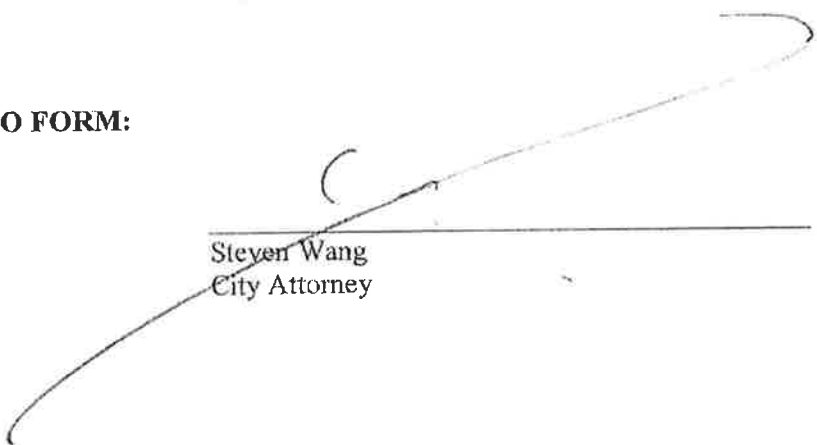
Date: 5/23/18

  
\_\_\_\_\_  
Elaine Andersen  
Employee – City Manager

**ATTEST:**

 5/25/18  
\_\_\_\_\_  
Christa Freemantle  
City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Steven Wang  
City Attorney

**EXHIBIT "A"****CITY MANAGER  
TOTAL COMPENSATION****Base Salary:** \$245,000.00 annually**Benefits:**

PERS: 2.7% at 55. Employee shall pay her PERS employee contribution.

Deferred Comp: 457 plan. Choice of 3 carriers; City pays 7.5% of Employee's salary per month to the plan of Employee's choice with no matching contribution required of Employee.

Auto Allowance: \$500 per month.

Expense Allowance: \$200 per month.

Tech Allowance: \$100 per month.

Administrative Leave: 80 hours per year.

Administrative leave shall be credited in January. Any unexpended hours shall not "roll over" to the following year and shall have no cash value upon separation.

Annual Leave: 24 hours per month.

Employee shall use Annual Leave as follows:

- A. Employee may accrue the unused portion of any earned annual leave up to a maximum of 320 hours; Employee may not accrue more than 320 hours of Annual Leave. If Employee reaches an Annual Leave balance of 320 hours, Annual Leave will cease to accrue and employee will begin accruing Sick Leave until the Annual Leave balance falls below 320 hours.
- B. A maximum of 40 hours of accrued Annual Leave is eligible to be cashed out per fiscal year, except upon termination of employment or retirement from the City of Folsom.
- C. If Employee participates in voluntary contributions to a 401A plan (if available) with annual leave, nothing in this section is intended to affect such contributions provided the contributions are at no cost to the City.

Sick Leave:

- A. Employee shall not accrue Sick Leave unless employee's Annual Leave

balance is in excess of 320 hours.

- B. When Employee is accruing Sick Leave, it shall accrue at the same rate as Annual Leave (24) hours per month). As an example, should Employee have an Annual Leave bank of 310 hours and accrue 24 hours of leave the following month, 10 hours would accrue as Annual Leave and 14 would accrue as Sick Leave. Sick Leave would continue to accrue thereafter at the rate of 24 hours per month until and unless the Annual Leave bank balance is below 320 hours.
- C. Sick leave may be used by Employee for illness or injury as set forth in City Personnel Rules.
- D. Per the amendment of City's contract with PERS to permit sick leave to be converted to service credit for purposes of retirement, Employee may participate in the program.
- E. Accrued sick leave shall not be cashed out and shall have no cash value.

There shall be no maximum on the number of hours of sick leave Employee may accrue.

**Health Insurance:** City pays the health insurance premium for Employee, Employee plus 1 or Employee plus family up to the maximum insurance premium rate offered to other Executive Management employees of the City. Employee shall provide contributions to health insurance premiums to the same level required of other City employees.

Employee may participate in any adopted Health Savings Account adopted by the City, at no cost to the City.

**Dental Insurance:** City pays 100% of the dental insurance premium for Employee, Employee plus 1 or Employee plus family for dental insurance coverage offered to other employees of the City.

**Vision Insurance:** City pays 100% of the insurance premium for Employee, Employee plus 1 or Employee plus family for vision eye insurance coverage offered to other employees of the City.

**Life Insurance:** City pays 100% of the premium for a \$70,000 life insurance policy on policies offered to other Executive Management employees of the City. The life insurance may be portable at no additional cost to the City.

**Disability:** City pays 100% of the monthly premium for both short and long-term disability insurance policies on policies offered to other employees of the City.

## Retiree Medical:

Employees hired on or before May 8, 2007 who retire with more than 5 years of service with the City of Folsom shall qualify for a monthly City retiree health insurance contribution. Subject to the maximum contribution set forth below, the City's retiree health insurance contribution shall be as follows:

- a) Retiree only – an amount equal to the City's contribution towards active employee health insurance for the category of "employee only."
- b) Retiree and one dependent – an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one."
- c) Retiree and two or more dependents - an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus two or more" until the retiree reaches age 55. Thereafter, the City's contribution towards a retiree with two or more dependents shall be an amount equal to the City's contribution towards active employee health insurance for the category of "employee plus one" plus \$100.

Effective January 1, 2012, the City's monthly contribution toward the cost of retiree health insurance shall not exceed the maximum monthly contribution paid by the City to active employee health insurance for the categories of employee only (for retiree only), employee plus one (for retiree plus one dependent), and employee plus two or more until age 55 and employee plus one plus \$100 after age 55 (for retiree plus two or more dependents). For retiree medical coverage, retirees are pooled with regular employees for coverage and rate setting.

The January 1, 2012 cap for each category shall be adjusted each January thereafter by an amount not to exceed 3%, depending on the percent increase in the Consumer Price Index (CPI), U.S. Department of Labor, for November - November of the previous year, Index CPI-W, Urban Wage Earners and Clerical Workers, Series #CWUR0400SA0, United States. For example: if the cost of living for the specified period increases by 2%, the cap shall be increased by 2%. If the cost of living for the specified period increases by 4%, the cap shall be increased by 3% (cost of living increases in the cap shall be rounded to the nearest tenth).

Pursuant to applicable law, the City may establish a tax exempt Voluntary Employee Benefit Association (VEBA), Retiree Health Savings Account (RHSA) or other mechanism for all employees to save for additional retiree health insurance and provide a mechanism whereby employees may voluntarily contribute toward

future costs of retiree health insurance premiums and related expenses. Should such a program be established, Employee shall be eligible to participate.

Retired Employees shall receive vision and dental care in the same manner as currently provided to other retired employees.

Severance:

Twelve (12) months' salary and benefits, no accrual of annual or administrative leave during that time period, during the first year of this Employment Agreement, and nine (9) months thereafter with no accrual of annual or administrative leave during that time period. If the number of days remaining on the contract upon discharge is less than the number of days provided for severance, then pursuant to Government Code section 3511.1 and 53260, Employee's severance sum shall be equivalent to the number of days remaining on the contract. Severance benefits shall not include the value of any accrual of annual or administrative leave.

Dated: 5/23/18

  
\_\_\_\_\_  
ELAINE ANDERSEN

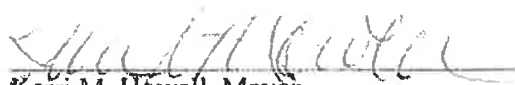
**AMENDMENT NO. 1 TO  
EMPLOYMENT AGREEMENT  
FOR THE  
CITY MANAGER**

This Amendment No. 1 to the Employment Agreement for the City Manager (referred to herein as the "Agreement"), is made and entered into this 23 day of July, 2019, as provided for in Section 17 of the Agreement and for all purposes, including calculation of pay and benefits, is effective as of July 1, 2019.

Exhibit A of the Agreement is hereby modified to reflect Employee's base salary to be \$251,125.00 per year.

Except as amended herein, all other provisions of the Agreement and any previously approved amendments thereto remain in full force and effect.

Approved and Authorized:

  
Kerri M. Howell, Mayor  
For the City of Folsom - Employer

Accepted and Agreed to:

  
Elaine Andersen  
Employee - City Manager

Approved as to Form:

  
Steven Wang  
City Attorney

Attest:

  
Christa Freemantle 7/18/19  
City Clerk

**AMENDMENT NO. 2 TO  
EMPLOYMENT AGREEMENT  
FOR THE CITY MANAGER**

This Amendment No. 2 to Employment Agreement for the City Manager dated September 22, 2015 (referred to herein as the "Agreement"), is made and entered into this 20<sup>th</sup> day of November, 2019, as provided for in Section 16 of the Agreement and for all purposes, including calculation of pay and benefits, and is effective as of July 1, 2019.

The following provisions in Exhibit A of the Agreement are hereby modified as follows:

1. Dental Insurance in Exhibit A of the Agreement is hereby deleted in its entirety and replaced with the following:

"Dental Insurance: Effective January 1, 2020, City pays 80% of the dental insurance premium for Employee, Employee plus 1 or Employee plus family for dental insurance coverage offered to other employees of the City. If Employee elects dental coverage, Employee will contribute 20% of the monthly premium. If Employee does not elect dental coverage or drops coverage at any time in the future, Employee must wait 2 years to be eligible for dental coverage."

2. Vision Insurance in Exhibit A of the Agreement is hereby deleted in its entirety and replaced with the following:

"Vision Insurance: Effective January 1, 2020, City pays 80% of the insurance premium for Employee, Employee plus 1 or Employee plus family for vision eye insurance coverage offered to other employees of the City. If Employee elects vision coverage, Employee will contribute 20% of the monthly premium. If Employee does not elect vision coverage or drops coverage at any time in the future, Employee must wait 2 years to be eligible for vision coverage."

3. Retiree Medical in Exhibit A of the Agreement is hereby deleted in its entirety and replaced with the following:

"Retiree Medical: The City reserves its right to make changes from time to time in the health benefits offered and the cost of such insurance coverage to active or retired employees, both before and after retirement. Employee acknowledges City's right.

A. Employee hired on or prior to May 8, 2007 who retire<sup>1</sup> from City service may participate in City health insurance plans made available by the City for active employees until age 65 when they move to a Medicare Advantage Plan per Section A.ii.b below. The amount of the City's monthly contribution shall be


<sup>1</sup> "Existing employees" are exclusively permanent and/or probationary employees of the City of Folsom hired on or before May 8, 2007. "Retire" or "retiree" is defined as any City employee who (1) applies for retirement with the Public Employees' Retirement System (PERS) within 90 days after terminating employment with the City, and (2) receives a PERS retirement benefit.




- a. The January 1, 2012 cap for each category shall be adjusted each January thereafter by an amount not to exceed 3%, depending on the percent increase in the Consumer Price Index (CPI), U.S. Department of Labor, for November – November of the previous year, Index CPI-W, Urban Wage Earners and Clerical Workers, Series #CWUR0400SA0, United States. (For example, if the cost of living for the specified period increases by 2%, the cap shall be increased by 2%. If the cost of living for the specified period increases by 4%, the cap shall be increased by 3%. Cost of living increases in the cap shall be rounded to the nearest tenth.)
  
- B. Effective September 1, 2019, employees who retire from City service must have at least 120 months of continuous service as City employee to qualify for dental and vision insurance benefits provided to active employees. If Employee elects this coverage, City shall contribute 5% of the premium per year of City service, up to an 80% City contribution. If Employee does not elect either vision or dental coverage or drops coverage at any time in the future, Employee must wait 2 years in order to be eligible for coverage.
  
- C. Employee under the age of 65 retired from City service and eligible for Retiree Medical coverage, but lives outside the City’s health plan coverage area, qualify for a Health Retirement Account (HRA) that will allow retired Employee to use the City’s contribution toward Employee’s health care plan to join any plan Employee desires in the locality where Employee resides. For details, please contact the City of Folsom Human Resources Department.

Except as amended herein, all other provisions of the Agreement shall remain in full force and effect.

Approved and Authorized:

  
 Kerri M. Howell, Mayor  
 For the City of Folsom - Employer

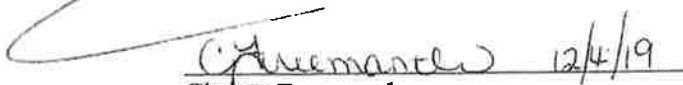
Accepted and Agreed to:

  
 Elaine Andersen  
 Employee – City Manager

Approved as to Form:

  
 Steven Wang  
 City Attorney

Attest:

 12/4/19  
 Christa Freemantle  
 City Clerk

**AMENDMENT NO. 3 TO  
EMPLOYMENT AGREEMENT  
FOR THE  
CITY MANAGER**

This Amendment No. 3 to the Employment Agreement for the City Manager (referred to herein as the "Agreement"), is made and entered into this 25<sup>th</sup> day of August, 2021, as provided for in Section 17 of the Agreement and for all purposes, including calculation of pay and benefits, is effective as of July 1, 2021.

Exhibit A of the Agreement is hereby modified to reflect Employee's base salary to be \$263,681.25 per year.

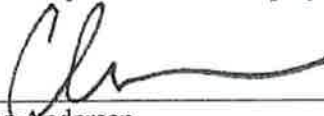
Except as amended herein, all other provisions of the Agreement and any previously approved amendments thereto not inconsistent with this Amendment shall remain in full force and effect.

Approved and Authorized:



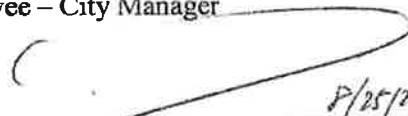
Michael D. Kozlowski, Mayor  
For the City of Folsom - Employer

Accepted and Agreed to:



Elaine Andersen  
Employee - City Manager

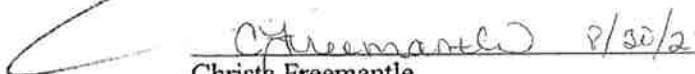
Approved as to Form:



Steven Wang  
City Attorney

8/25/2021

Attest:



Christa Freemantle  
City Clerk

8/20/21